



APPLICATION ACCEPTED: April 12, 2010
APPLICATION AMENDED: June 16, 2010
PLANNING COMMISSION: July 22, 2010

County of Fairfax, Virginia

July 8, 2010

STAFF REPORT

APPLICATION CSP 2008-MD-003

LEE & MOUNT VERNON DISTRICT

APPLICANT: Hilltop Sand & Gravel Company, Inc.
ZONING: PDC
PARCEL(S): 100-1 ((1)) 9A, 11A, 11A1, 14 and 15
ACREAGE: 33 acres
PLAN MAP: Residential; 3-4 du/ac
PROPOSAL: To approve a Comprehensive Sign Plan for a mixed use development (Hilltop Village Center).

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 2008-MD-003 subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Kelli Goddard-Sobers

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

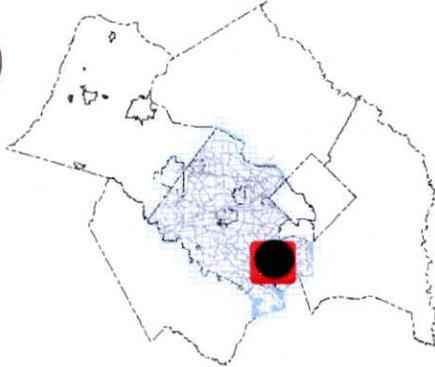
O:\kgodda\CSP\Hilltop Sand and Gravel\Staff Reports\cover.doc



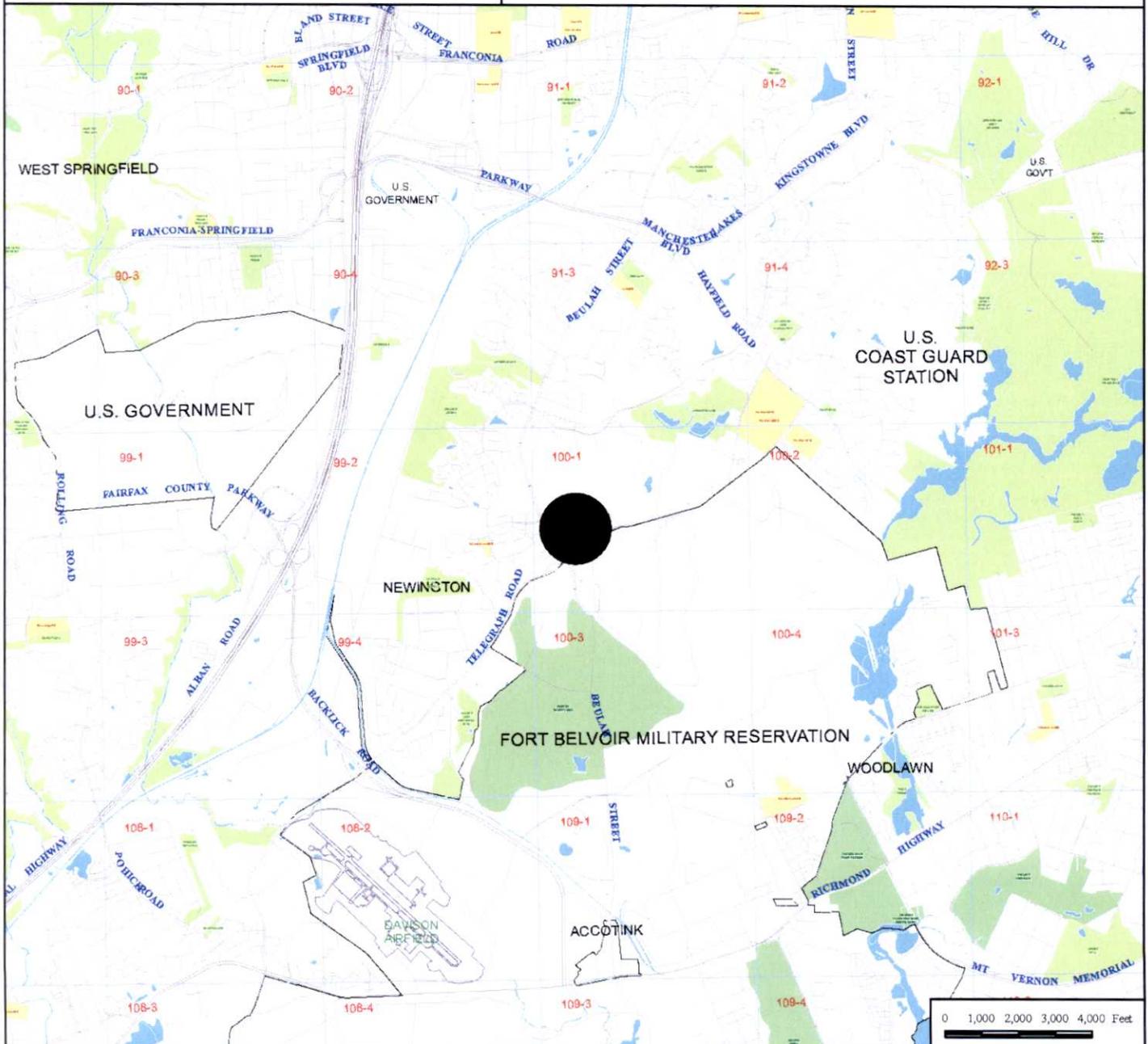
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan

CSP 2008-MD-003



Applicant: HILLTOP SAND AND GRAVEL COMPANY, INC.
Accepted: 04/12/2010
Proposed: COMPREHENSIVE SIGN PLAN
Area: 33 AC OF LAND; DISTRICT - LEE
Zoning Dist Sect: NORTHEAST QUADRANT OF THE INTERSECTION
Located: OF TELEGRAPH ROAD AND BEULAH STREET
Zoning: PDC
Overlay Dist: NR
Map Ref Num: 100-1- /01/ /0009A /01/ /0011A
/01/ /0011A1 /01/ /0014 /01/ /0015

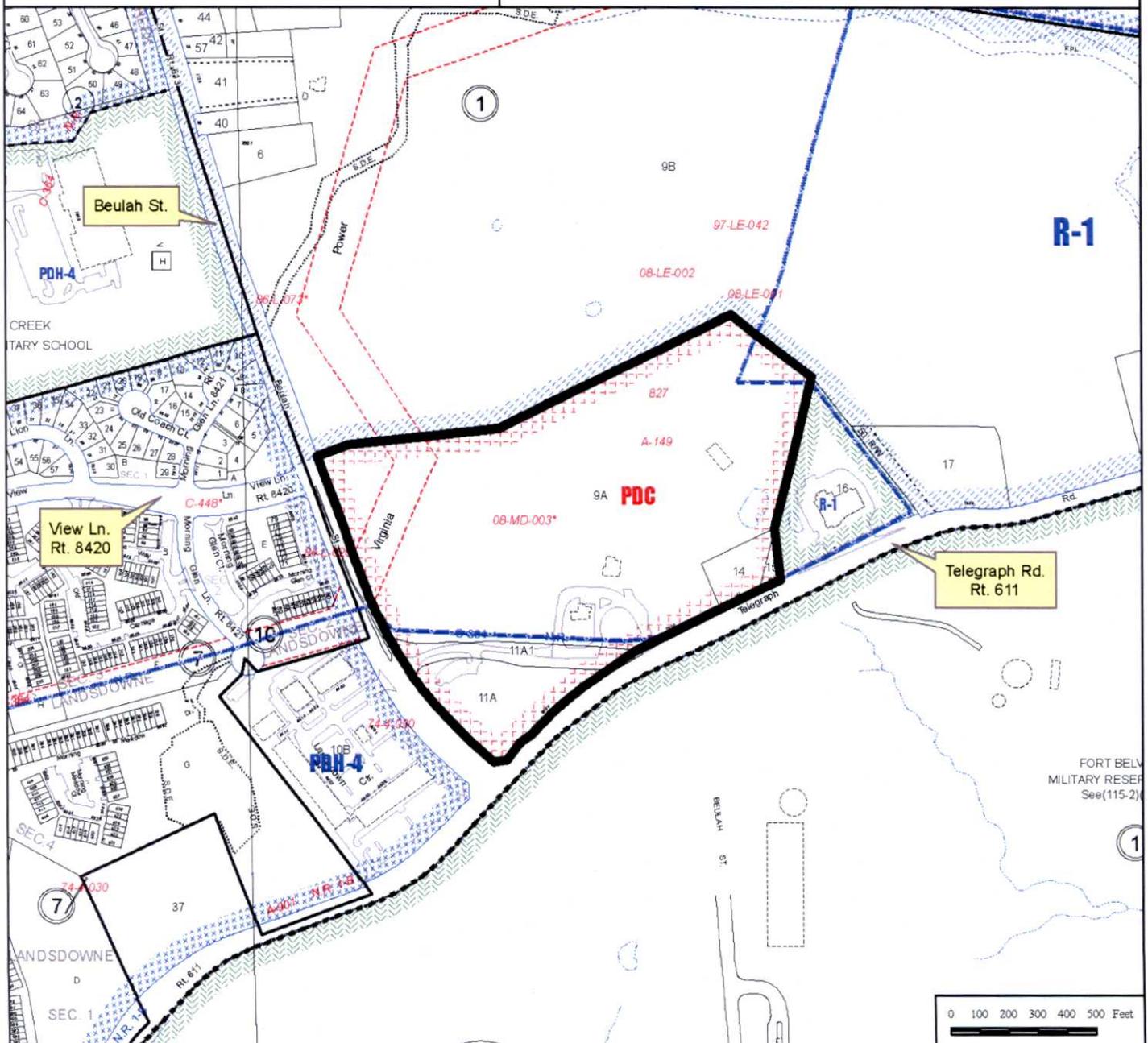


Comprehensive Sign Plan

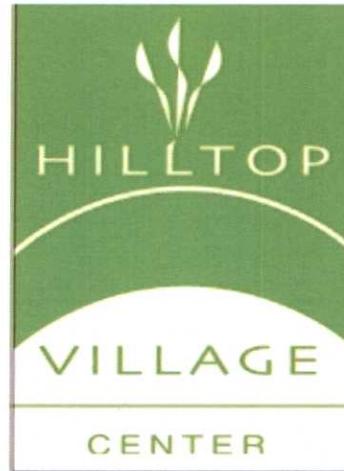
CSP 2008-MD-003



Applicant: HILLTOP SAND AND GRAVEL COMPANY, INC.
 Accepted: 04/12/2010
 Proposed: COMPREHENSIVE SIGN PLAN
 Area: 33 AC OF LAND; DISTRICT - LEE
 Zoning Dist Sect: NORTHEAST QUADRANT OF THE INTERSECTION
 Located: OF TELEGRAPH ROAD AND BEULAH STREET
 Zoning: PDC
 Overlay Dist: NR
 Map Ref Num: 100-1- /01/ /0009A /01/ /0011A
 /01/ /0011A1 /01/ /0014 /01/ /0015



Comprehensive Sign Package



March 25, 2010
June 2, 2010
June 25, 2010
July 6, 2010

Prepared for
Hilltop Sand and Gravel Company, Inc.
7950 Telegraph Road
PO Box 10316
Alexandria, VA 22310
(703) 971-1300

Prepared by
Rounds VanDuzer Architects
467A North Washington Street
Falls Church, VA 22046
(703) 533-3577

Table of Contents

- Introduction..... 3
 - Map..... 4
 - Logo 6
 - General Provisions 7
 - Overall Map..... 9
 - Sign Matrix..... 10
- Sign Types
 - 1. Freestanding Signs 13
 - Hilltop Village Center (Primary)..... 15
 - Hilltop Village Center (Secondary)..... 16
 - Directional Signs 17
 - 2. Tenant Signs 18
 - Anchor Tenant..... 20
 - Single Story Tenant Signs 23
 - Two Story Building
 - 1st Floor Tenants..... 24
 - 2nd Floor Tenants 25
 - Office Entrance and Building Address Identification 25
 - Office Building 27
 - Pad Building 1 28
 - Pad Building 2 34
 - Retail Blade Signs 38
 - 3. Miscellaneous Signs 39
 - Garage Entrance Signs..... 41
 - Light Pole Mounted Banners 42
 - 4. Appendix
 - Appendix A: Fairfax County Sign Ordinance..... 43

Hilltop Village Center

The purpose of the Comprehensive Sign Package is to establish a cohesive, comprehensive, distinctive, and functional system to direct and communicate with those who work or visit the shops and offices. The signs provide a consistent source of information while reflecting the high standards of design and visual quality, which are a cornerstone of the development.

Well-designed signage is an integral part of any successful project. The purpose of a sign system is to orient, inform, direct, and regulate pedestrian and vehicular traffic. A properly conceived signage system will also enhance the visual quality of the development and enhance the safety of the traveling public.

Signage, as visual communication, is most effective when organized in a comprehensive, cohesive system. The sign system is designed to achieve a consistent display of information throughout the development. The elements of this system reflect and emphasize the architectural style and landscape features of Hilltop Village Center, and allow for the flexibility this community will need over the next 10 to 15 years as it continues to grow.

The following pages provide illustrations, details, locations, and types of messages, for the various signs on the site. These guidelines assure consistent display of information, and create a comprehensive sign program, which will establish an overall identity, convey information, direct traffic and facilitate access to Hilltop Village Center services and amenities.



SITE

NOTE THAT THE AREA CIRCLED IS GREATER THAN THE 33 ACRE HILLTOP VILLAGE CENTER.

Hilltop Sign Guidelines

HILLTOP MAP

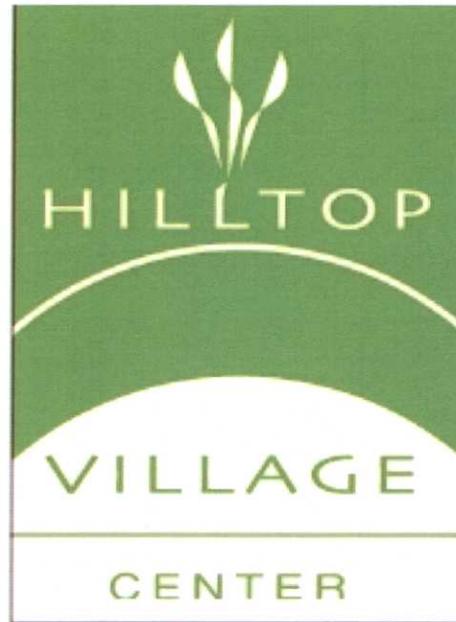


This exhibit was prepared by Dewberry and Davis

October 17, 2008

Hilltop Village Center Logo

To create a sense of unity in the Hilltop Village Center, a consistent logotype has been created. It will be used on entrance signs and other monument signs to create a sense of entering. It will also be used throughout the Center as branding to create a sense of community and identity in the Hilltop Village Center. The logo presented here is the preliminary logo. If the logo is modified, all logos will be changed to maintain the unity of the space. All logos used will be consistent in colors and fonts.



General Provisions

1. The signs shall be built in substantial conformance with the designs illustrated in this sign package. Final design changes based on final engineering and design may occur, but will not substantially alter the design.
2. Lighting of signs shall be in conformance with Proffer 10.a. and shall not be blinding, fluctuating or moving.
3. All signs shall comply with applicable requirements of the building codes and Proffers approved in conjunction with RZ 2008-MD-003. No sign shall obstruct required site distances or sight triangles.
4. Notwithstanding the number of signs and awnings shown in this package, applicant will not be obligated to construct every sign or awning shown.
5. Sign sizes depicted provide maximum square footage. Sign size may be reduced provided sign is in substantial conformance with the sign depicted.
6. This Sign Package does not regulate signage inside of buildings.
7. Tenants are not fixed and any names are shown for illustrative purposes. Exact sign locations and number of tenants are subject to change based on tenant mix.
8. Logos with less than 1 s.f. of area and containing no text may be used throughout the site to help reinforce identity of this planned development without being counted as a sign.
9. Low-lying shrubs, boulder rock massing and/or flowering plants will be provided around the base of permanent monument signs.
10. Building mounted signs provide key identifiers for tenants, and vary in size according to the size of the tenant. Each tenant shall be permitted to install building mounted signage in accordance with the applicable CSP.
11. Because the tenant mix is subject to market conditions, the Applicant reserves the right to install tenant-specific signage, provided the amount of signage provided does not exceed the maximum signage included for each tenant in this Comprehensive Sign Plan.
12. Notwithstanding what is shown in this Comprehensive Sign Plan, the Applicant reserves the right to construct signage as permitted under Article 12 of the Fairfax County Zoning Ordinance in lieu of what is shown on the Comprehensive Sign Plan.
13. All signs shall be fabricated and installed in accordance with the following requirements:
 - (a) The sign lettering of any part or parts thereof shall be located within the physical limits of the sign area.
 - (b) All signs shall be fabricated and installed in compliance with all applicable codes. All signs shall have appropriate UL stickers attached to the top of each letter.
 - (c) Signage shall not come within 1 foot 6 inch spacing of the end of individual demising frontage, so as not to encroach on adjacent tenant signs.
14. Painting or printing signs on the exterior surface of any building shall be prohibited except small scale signs relative to store name, address and stating store hours which are neatly lettered on the glass of the storefront, subject to landlord's

approval. In addition, any non-customer door for receiving merchandise may have signage in 2-inch block letters, which identifies the tenant.

Hilltop Sign Guidelines



SIGNAGE FOR HILLTOP VILLAGE CENTER								
Type of Sign	Sec. 12 - Zoning Ordinance	Symbol for Sign	Sign Use	Description of Sign	PROPOSED Max SF of Sign	Letter/Logo Size	Mounting Height Range	Letter / Logo Face/Edge Color
Freestanding Signs	Sec. 12-205 (3) 80 SF maximum		Hilltop Village Center Sign (Primary)	Pin Mounted signs on stone background, ground mounted lights	100 SF (1 sign)	Letter height is 1'-4" per line	Overall sign is 10'-10" in height	White letters on stone background
			Hilltop Village Center Sign (Secondary)	Backlit Panel signs mounted on Metal Background, with Stone Base, internal illumination	152 SF total, 38 SF per sign (total 4 signs)	Panel height is 1'-0" per tenant, 3 panels	Overall sign is 4'-9" in height, Panels are 1'-0" in height	Medium dark brown letters on light panel
Freestanding Directional Signage	Sec. 12-203 (13 C) 15 SF maximum		Hilltop Directional Signs	Backlit Panel signs mounted on Metal Background, with Stone Base, internal illumination	15 SF per sign, total number of directional signs to be determined.	Varies	Overall sign is 5'-9" in height	Medium dark brown letters on light panel
Blade Signs	Not addressed in ordinance		Tenant Blade Signs	Wooden or Metal Blade signs with Tenant Name & HVC logo (optional), no Tenant logos allowed; single color	6 SF maximum per sign; 1 Sign/Tenant; total number of signs to be determined.	4" letter height	Mounted under canopy	Medium dark brown letters on light panel
Building Mounted Tenant Signs	Sec. 12-203 (8) 563 SF maximum		Anchor Tenant (100,000 sf or more) Signs	Channel Letters on Raceway, lit box tagline, individual logos	1,386 SF distributed across 8 signs at Wegmans	Varies, 5'-2" max letter height; logo height 12'-8"	Below roof line	Varies; Black edge
Building Mounted Tenant Signs	Sec. 12-203 (9) included in totals below		Junior Anchor Tenant (15,000-99,999 sf) Signs	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade	240 SF on foursides, included in totals below	3'-6" letter height; logo height 7'-0"	Below roof line	Varies; Black edge
Building Mounted Tenant Signs	Sec. 12-203 (9) included in totals below		1-Story or 1 st Floor Major Tenant Signs (3,500-14,999 sf) Signs	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade	150 SF maximum per tenant, included in totals below, number of tenants to be determined	3'-6" letter height; logo height 7'-0"	Below roof line	Varies; Black edge

SIGNAGE FOR HILLTOP VILLAGE CENTER

Type of Sign	Sec. 12 - Zoning Ordinance	Symbol for Sign	Sign Use	Description of Sign	PROPOSED Max SF of Sign	Letter/Logo Size	Mounting Height Range	Letter / Logo Face/Edge Color
Building Mounted Tenant Signs	Sec. 12-203 (9) 638 SF maximum for Bldg A 315 SF maximum for 1st story Bldg B 200 SF maximum for Bldg C 237 SF maximum for Bldg D		1-Story or 1 st Floor Tenant Signs	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade	60 SF maximum, per sign 1140 SF total for Bldg A (19 signs max) 720 SF total for 1 st story Bldg B (12 signs max) 540 SF total for Bldg C (9 signs max) 360 SF total for Bldg D (6 signs max)	1'-6" letter height, logo height 3'-0"	Below roof line	Varies; Black edge
Building Mounted Tenant Signs	Sec. 12-203 (8) 210 SF maximum for 2nd story Bldg B		2nd Floor Tenant Signs	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade	60 SF maximum, per sign 600 SF total for 2nd story Bldg B (10 signs max); number of tenants to be determined.	1'-6" letter height, logo height 3'-0"	Below roof line	Varies; Black edge
Building Mounted Tenant Signs	Sec. 12-203 (8) 200 SF maximum, per sign		2nd Floor Major Tenant (3,500 sf or more) Signs	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade	75 SF maximum, included in total above; number of tenants to be determined.	2'-0" letter height; logo height 4'-0"	Below roof line	Varies; Black edge
Building Mounted Tenant Signs	Sec. 12-203 (8) 127.5 SF (85' frontage x 1.5')		Pad Building 1 (Bank)	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade; additional incidental directional signs and ATM signage not to exceed 50 S.F.	Approx. 150 SF with incidental signage not to exceed 50 SF; Max. number of building signs: 4; Max. number of incidental signs: 8	3'-0" max letter height	Below roof line	Varies
Building Mounted Tenant Signs	Sec. 12-203 (8) 113.7 SF (75.8' frontage x 1.5')		Pad Building 2 (Bank)	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade; additional incidental directional signs and ATM signage not to exceed 50 S.F.	Approx. 150 SF with incidental signage not to exceed 50 SF; Max. number of building signs: 4; Max. number of incidental signs: 8	3'-0" max letter height	Below roof line	Varies

SIGNAGE FOR HILLTOP VILLAGE CENTER								
Type of Sign	Sec.12 - Zoning Ordinance	Symbol for Sign	Sign Use	Description of Sign	PROPOSED Max SF of Sign	Letter/Logo Size	Mounting Height Range	Letter / Logo Face/Edge Color
	TOTAL Building Mounted Tenant signage, per ordinance, non-Office Building: 2,604.2 SF							
Building Mounted Tenant Signs	Sec. 12-203 (8) No one sign greater than 200 SF, 265 SF max		Office Building Tenant	Individual pin mounted letters, solid, uniform font & color, no illumination	40 SF maximum per sign; tenant layout is not currently available	2'-6" letter height, logo height 2'-6"	Below roof line	Varies
Building Mounted Tenant Signs	Sec. 12-203 (8) No one sign greater than 200 SF, total listed above		Major Tenant, Office Building (tenant occupies 20,000 sf or more)	Individual pin mounted letters, solid, uniform font & color, no illumination	100 SF maximum per sign, 1 sign per each of 3 sides per tenant, 4 Major Tenants maximum, 1200 SF maximum for whole building.	5'-0" letter and logo height maximum, 20'-0" length maximum	Below roof line	Varies
Office Entrance and Building Address Identification	Not addressed in ordinance		Office Entrance and Building Address Identification Sign	Individual pin mounted letters, and/or letters painted on Fabric Canopy or Fabric Awning.	8 SF per building	8" letter height	Below roof line	Varies; Black edge
Misc. Signs	No maximum SF noted in Ordinance		Seasonal Banners on Light Poles	Screen printed fabric of metal panels mounted on light poles	8 SF per banner	N/A	Bottom of sign 11'-3" maximum	Varies
Misc. Signs	No maximum SF noted in Ordinance		Street Light Pole with Banners	Screen printed fabric of metal panels mounted on light poles	3 SF per banner	N/A	Bottom of sign 8'-3" minimum	Varies
Misc. Signs	Not addressed in ordinance		Parking Garage	Channel letters & logo mounted on raceway on garage	180 SF max, each of 2 sides; Accessory signs shall not exceed 15 SF cumulative total	2'-6" letter height	Top of sign 40'-0" maximum	Varies
Historical Marker*	Not addressed in ordinance	No image is shown in plan	Describes historical events in the area	TBD	TBD	TBD	TBD	TBD

* In accordance with Proffer 9.d of RZ 2008-MD-003, and design will be based on consultation with the Heritage Resources Division.

Freestanding Signs

A hierarchy of freestanding signs for Hilltop Village Center has been developed to correspond to the hierarchy of entrance points and directional information. Substantial ground mounted signs denote key entrances while secondary entrances are marked with signs that are smaller but of a consistent design type.

Directional signs to assist in general flow through the site are designed to be visually legible from a further distance, while signs intended to direct smaller traffic patterns such as parking areas or movement through the drive-through bank teller, are smaller for more concise instruction. The plan shows probable locations for these signs. Locations are subject to change due to final design and engineering requirements. Because of the fluctuations in design and market conditions, flexibility is needed to relocate directional signs for future leasing conditions; directional sign locations may be modified so long as they are in substantial conformance with the applicable CSP.

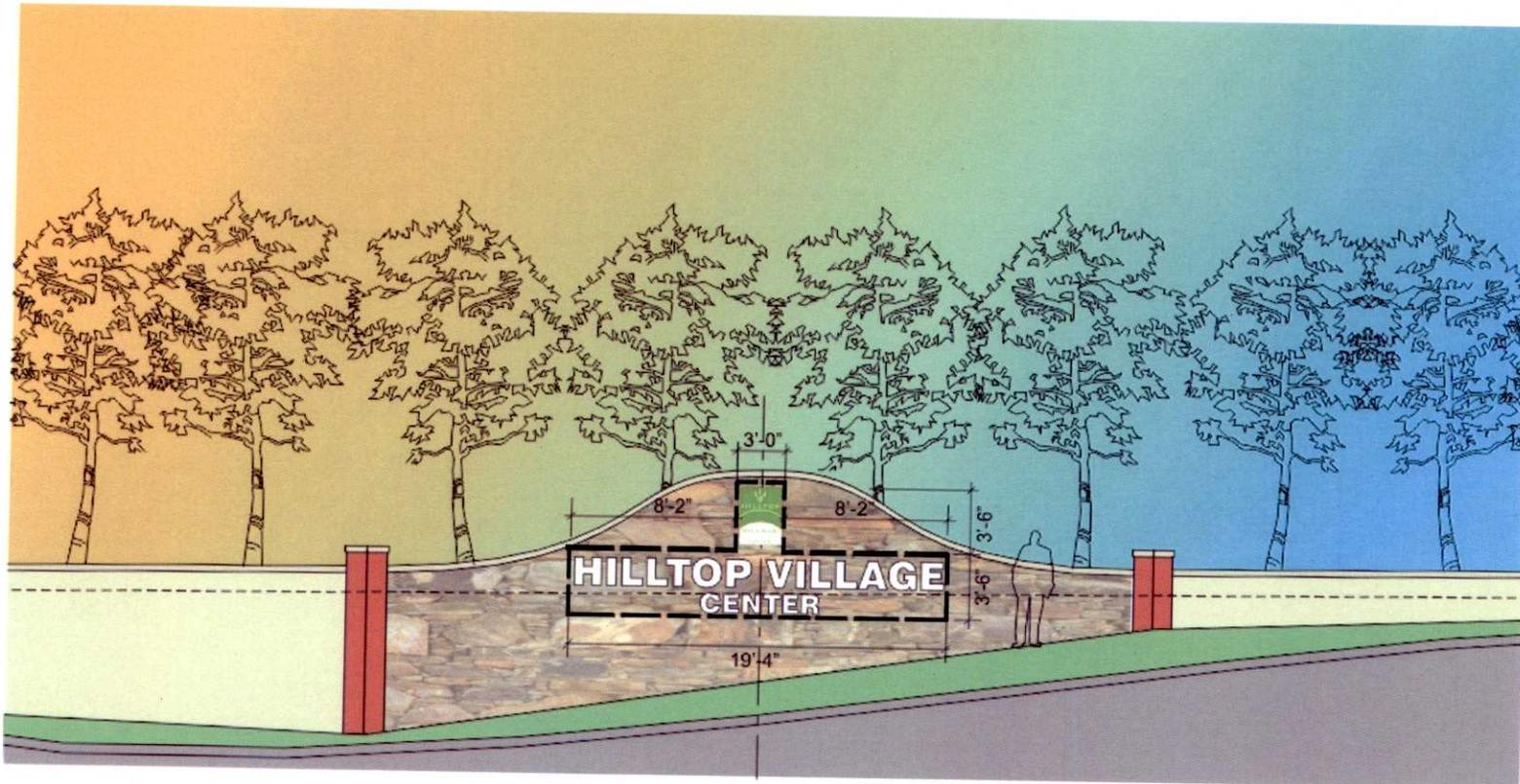
Hilltop Sign Guidelines

Freestanding Signs

-  Hilltop Village Center Sign (Primary)
-  Hilltop Village Center Sign (Secondary)
-  Hilltop Directional Sign



Hilltop Village Center Sign (Primary):



This monument sign marks the entrance at the corner of Beulah Street and Telegraph Road. It identifies the center in order to provide visibility to vehicular traffic. The entrance feature may incorporate the name and logo of the center. It will be illuminated externally.

DESCRIPTION:

Pin Mounted signs on stone background 100 S.F. max sign area

GRAPHICS / LETTERING

- White letters on stone retaining wall
- Logo mounted to stone, ground mounted light
- 1' – 4" Sign Band
- External Illumination

Hilltop Village Center Sign (Secondary):

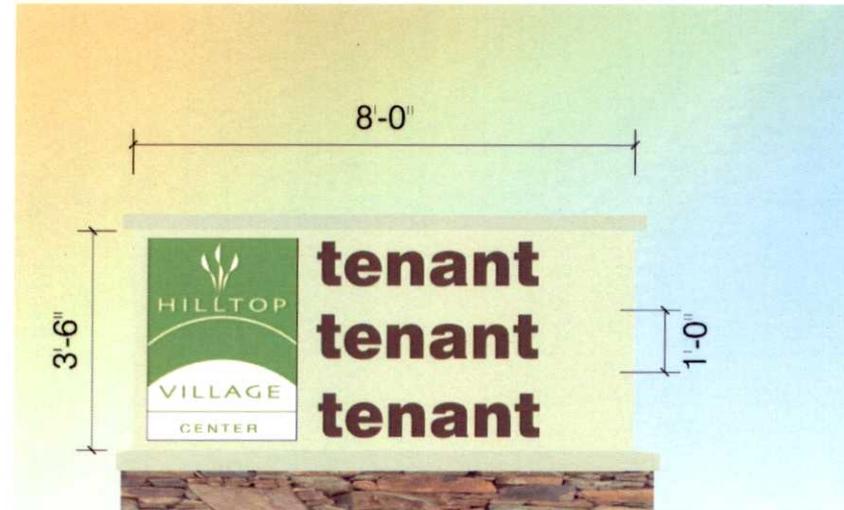
These monument signs mark the entrances along Beulah Street and Telegraph Road. The entrance features may incorporate the name and logo of the center, as well as the names of tenants. They will be illuminated internally.

DESCRIPTION:

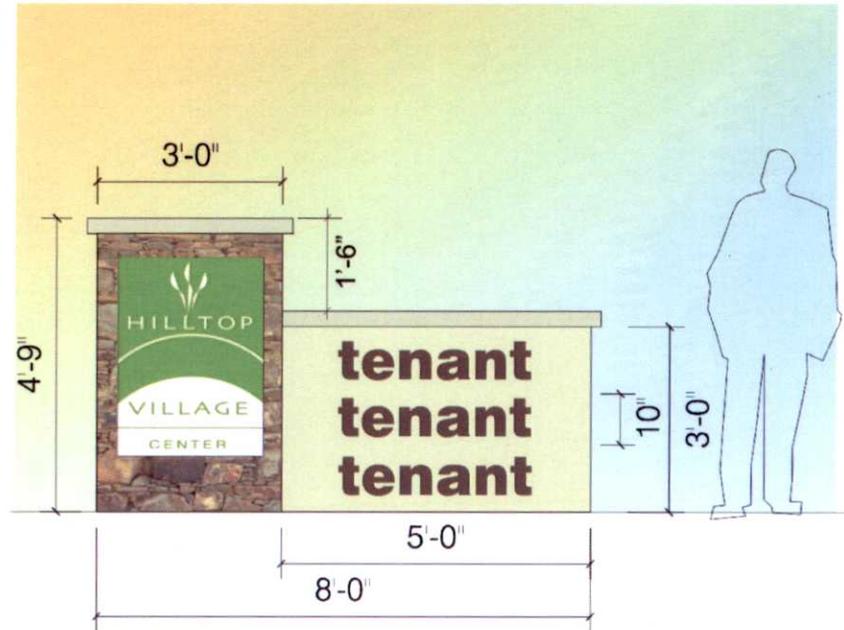
Letters routed with push through acrylic faces
 Mounted on metal background with stone base
 38 S.F. max sign area per sign

GRAPHICS / LETTERING

Medium dark letters on metal panel
 Logo mounted to metal or stone, backlit
 Corporate logos allowed
 1-0" lettering, maximum
 Internal illumination
 Three lines maximum, per sign.
 Depth of sign not to exceed 18"



Option 1



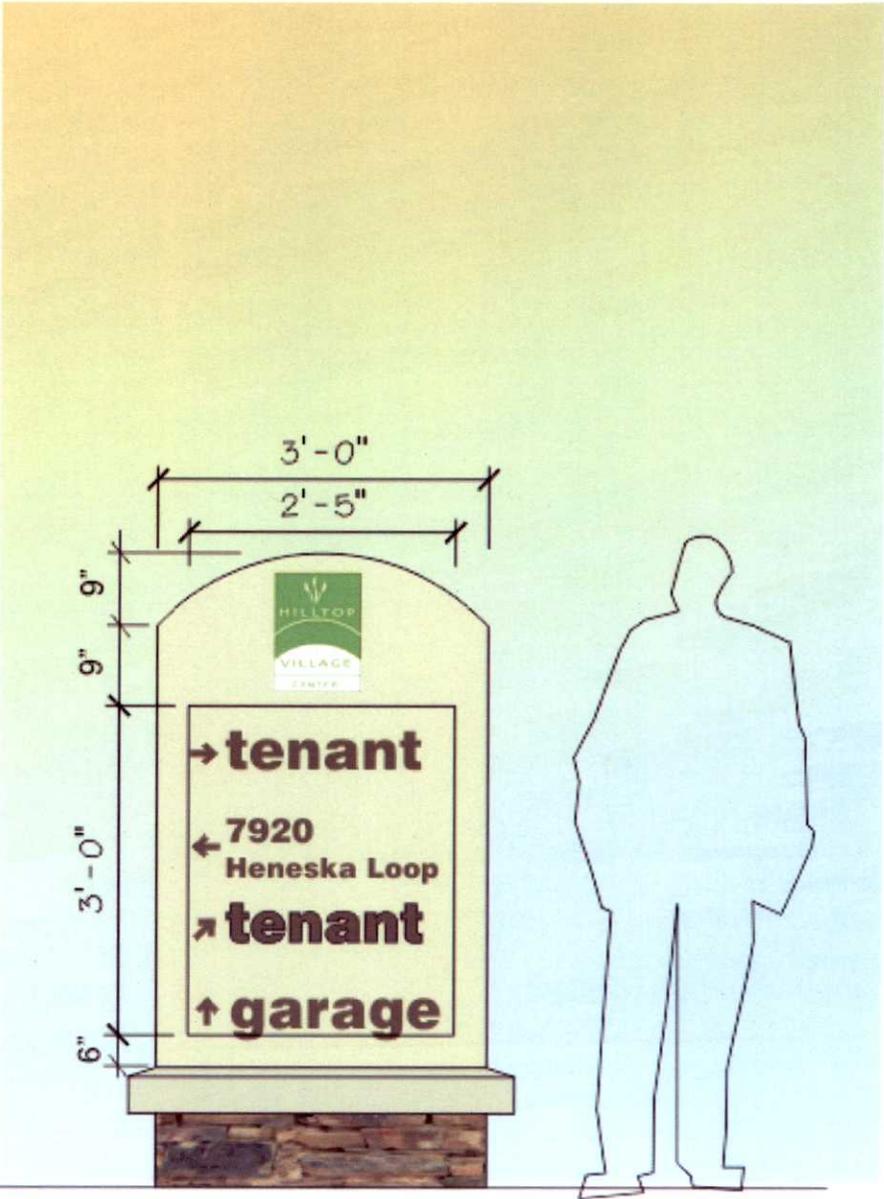
Option 2

Hilltop Directional Signs:

Directional Signs are located within the center to assist in general vehicular flow through the site. They direct customers and visitors to the shopping, office or parking portions of the center. Signs will have internal illumination.

DESCRIPTION:
Letters routed with push through acrylic faces
Max height of sign 4'-9" above 1'-0" base
15 S.F. max sign area per sign.
Total number of directional signs to be determined.

GRAPHICS / LETTERING
Medium dark letters on metal panel
Logo mounted to metal or stone, backlit
Corporate logos allowed
1-0" lettering, maximum
Internal illumination
Depth of sign not to exceed 18"



Tenant Signs

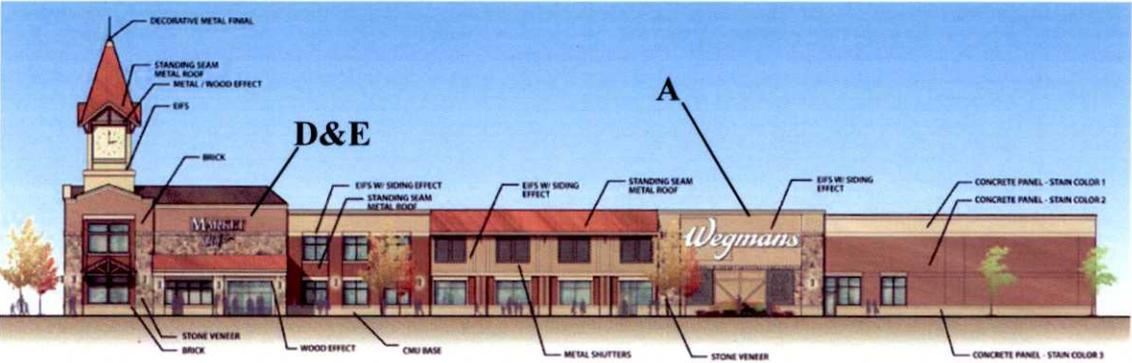
Tenant Signs

- ★ Anchor Tenant Signs
- ▲ Office Building Signs
- Office Entrance and Building Address Identification
- ◊ Junior Anchor Tenant Signs
- ◻ Pad Building Signs
- 2nd Floor Major Tenant
- ▤ Tenant Blade Signs
- ⊕ 1-Story or 1st Floor Major Tenant
- ✦ 1-Story or 1st Floor Tenant
- 2nd Floor Tenant





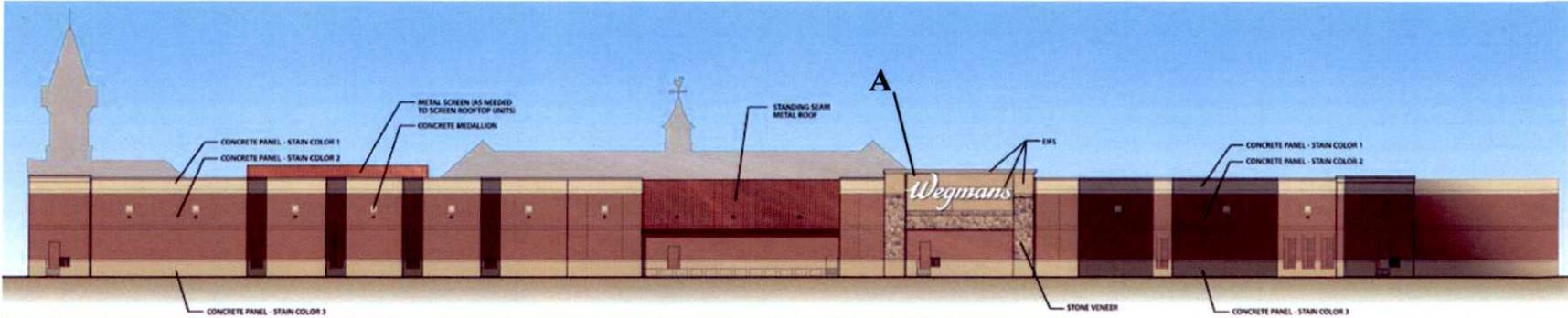
NORTH ELEVATION



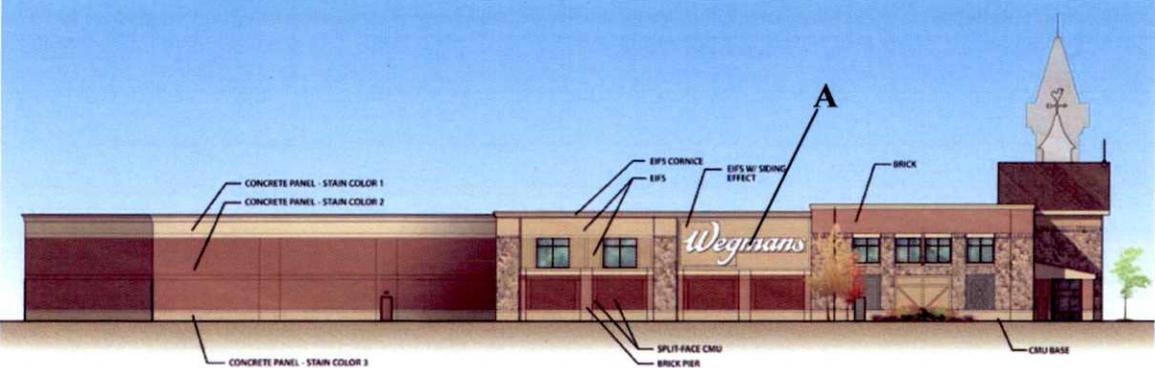
WEST ELEVATION

★ Anchor Tenant Signs

Tenants signs depicted reflect current leasing conditions. However, tenant mix may change and therefore signs are subject to modification as marketing trends prevail. Tenant will have the availability to display illuminated signs behind storefront glass. Current Tenant configuration contains a total of 1386 SF of signage.



SOUTH ELEVATION



EAST ELEVATION

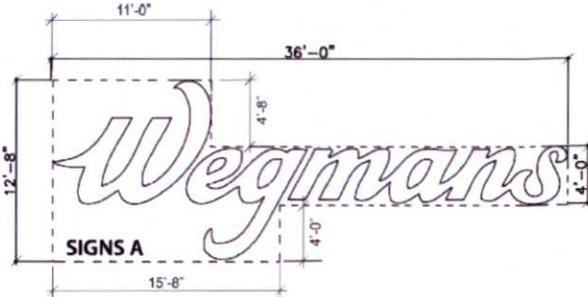
★ **Anchor Tenant Signs Type A:**

DESCRIPTION:

- Channel Letters
- Lighted box Tagline signs
- The total amount of signage can be allotted where it best directs, advertises and informs.

GRAPHICS / LETTERING

- Tenant Logos allowed
- 260 SF maximum for each of four signs, one per side



★ Anchor Tenant Signs Type D&E:

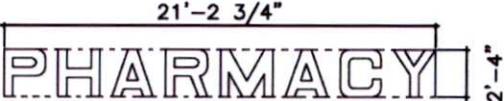
DESCRIPTION:
Channel Letters
Front elevation: 120 SF
Side Elevation: 120 SF



SIGNS D & E

★ Anchor Tenant Signs Type B:

DESCRIPTION:
Channel Letters
Front: 50 SF



SIGN B

★ Anchor Tenant Signs Type F:

DESCRIPTION:
Channel Letters
Front: 56 SF



SIGN F



Actual tenant demising to be determined by market conditions.

Single Story Tenant Signs:

DESCRIPTION:

Channel Letters with interior illumination

18" from Tenant demising walls

Signs may be dispersed in varying configurations

The total amount of signage can be allotted where it best directs, advertises and informs.

Elevations are for illustrative purposes only and do not depict final design of the building.

LENGTH OF SIGN:

Maximum length of sign will be determined as 75% of exterior wall of each tenant space.



SINGLE STORY TENANT

Tenant Logos allowed max height 3'-0"

Max Letter Height: 2'-0" if two lines of text are used they shall have a maximum 18" letter height each

60 SF maximum sign area



SINGLE STORY MAJOR TENANT (3,500-14,999 SF or more)

Max Letter Height: 3' 0" if two lines of text are used they shall have a maximum 2' 0" letter height each

Logo height: 4'-0"

75 SF maximum per sign (end tenants may have signs on end elevation as well)



1st Floor Tenant Signs:

Actual tenant demising to be determined by market conditions.

DESCRIPTION:

Channel Letters with interior illumination
 18” from Tenant demising walls
 Signs may be dispersed in varying configurations
 The total amount of signage can be allotted where it best directs, advertises and informs.

Elevations are for illustrative purposes only and do not depict final design of the building.

LENGTH OF SIGN:

Maximum length of sign will be determined as 75% of exterior wall of each tenant space.



1ST FLOOR TENANT

Tenant Logos allowed max height 3’-0”
 Max Letter Height: 2’-0” if two lines of text are used they shall have a maximum 18” letter height each
 1.5 SF per linear foot of Building Frontage
 60 SF maximum sign area



1ST FLOOR MAJOR TENANT (3,500-14,999 SF or more)

Max Letter Height: 3’ 0” if two lines of text are used they shall have a maximum 2’ 0” letter height each
 Logo height: 4’-0”
 1.5 SF per linear foot of Building Frontage
 75 SF maximum per sign (may be comprised of several signs on either the 1st or 2nd floor, but not on the same facade)



2nd Floor Tenant Signs:

DESCRIPTION:

Channel Letters with interior illumination
 18” from Tenant demising walls
 Signs may be dispersed in varying configurations
 The total amount of signage can be allotted where it best directs, advertises and informs.

Elevations are for illustrative purposes only and do not depict final design of the building.

LENGTH OF SIGN:

Maximum length of sign will be determined as 75% of exterior wall of each tenant space.

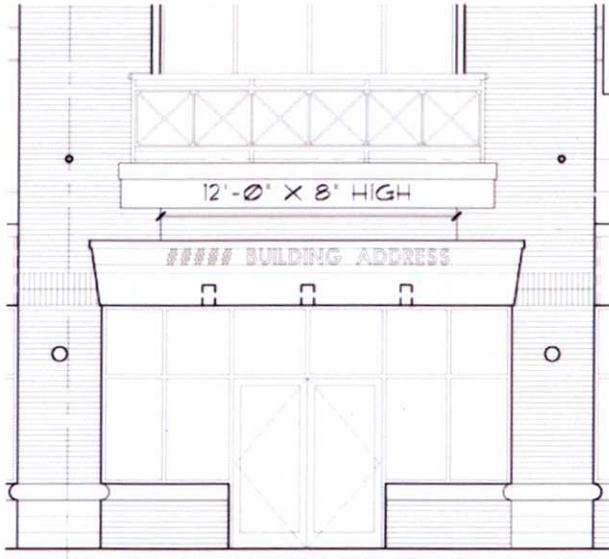
Actual tenant demising to be determined by market conditions.



2nd FLOOR TENANT
 Tenant Logos allowed max height 3’-0”
 Letter Height: 18”
 1.5 SF per linear foot of Building Frontage
 60 SF maximum sign area



2nd FLOOR MAJOR TENANT (3,500 SF or more)
 Max Letter Height: 2’-0” if two lines of text are used they shall have a maximum 18” letter height each
 Logo height: 4’-0”
 1.5 SF per linear foot of Building Frontage
 75 SF maximum sign area



Office Entrance and Building Address Identification Sign:

DESCRIPTION:

Individual pin mounted letters, and/or letters painted on Fabric Canopy or Fabric Awning.

Elevations are for illustrative purposes only and do not depict final design of the building.

GRAPHICS / LETTERING

Font: Goudy

Color: Multiple Colors

Letter Height: 8"

8 SF maximum sign area



▲ Office Building:

DESCRIPTION:
 Pin Mounted (non illuminated) signs
 Signs may be dispersed in varying configurations
 Font: Goudy
 Color: Black
 Sign placement limited to top half of building, excluding first floor tenants.

TENANT:
 40 SF maximum sign area
 Letter Height: 30"
 Tenant Logos allowed 30" height Max

MAJOR TENANT (A major office tenant is defined as a tenant occupying 20,000 or more SF of office building.)
 Letter Height: 3'-6"
 Logo Height: 3'-6"
 100 SF maximum, per sign

Elevations are for illustrative purposes only and do not depict final design of the building.

Pad Building 1:



- Tenant signs depicted reflect current leasing conditions. However tenant may change and therefore signs are subject to modification as marketing trends prevail. The Applicant reserves the right to provide tenant-specific signage, provided the signage does not exceed the square footage noted herein.

DESCRIPTION:

Channel Letters with interior illumination

150 S.F. of building mounted signage (not to exceed 1.5 S.F. per linear ft of frontage on street faces), and additional incidental directional signs and ATM signage not to exceed 50 S.F. will be allowed for the pad building.

The total amount of signage can be allotted where it best directs, advertises and informs.

GRAPHICS / LETTERING

Font and color: Tenant logos and color schemes allowed

Letter Height: 3' 0" max

Hilltop Sign Guidelines





BB&T

NOTE : When white faces are used, the returns will be BB&T burgundy

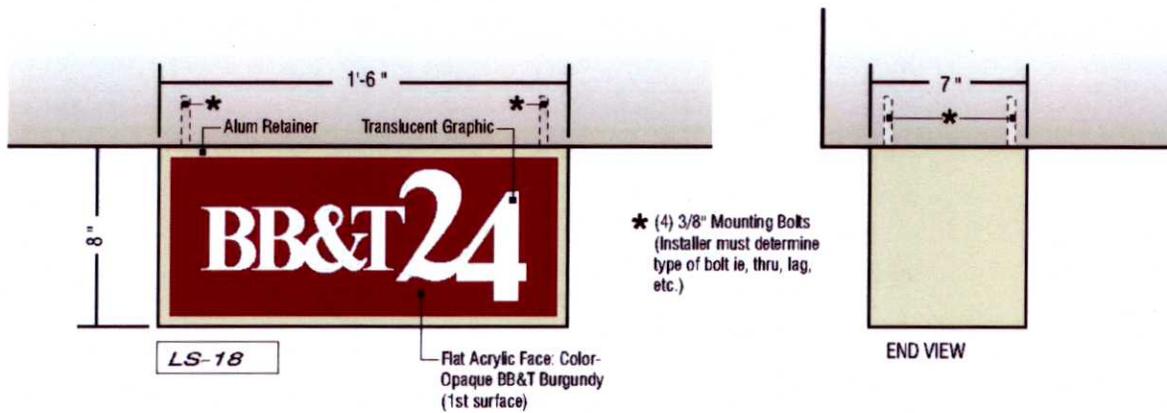
NOTE : STUD PLACEMENT TO BE CONSISTENT REGARDLESS OF LETTER TYPE

BB&T

NOTE : When burg. faces are used, the returns will be BB&T gray



INCIDENTAL SIGNAGE



Lane Signs

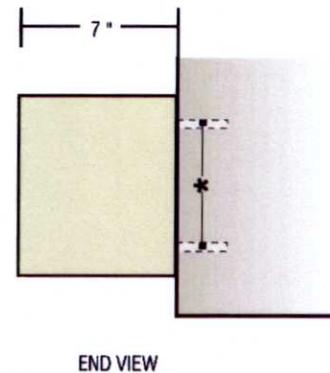
Scale: 1 1/2" = 1'-0"

(1) 8" x 1'-6" x 4" Deep single face internally illuminated "Lane" sign fabricated of aluminum & finished in acrylic urethane enamel to match BB&T's corporate gray.

Face of 3/16" white acrylic. Face Color: Opaque BB&T Burgundy field with translucent white graphic.

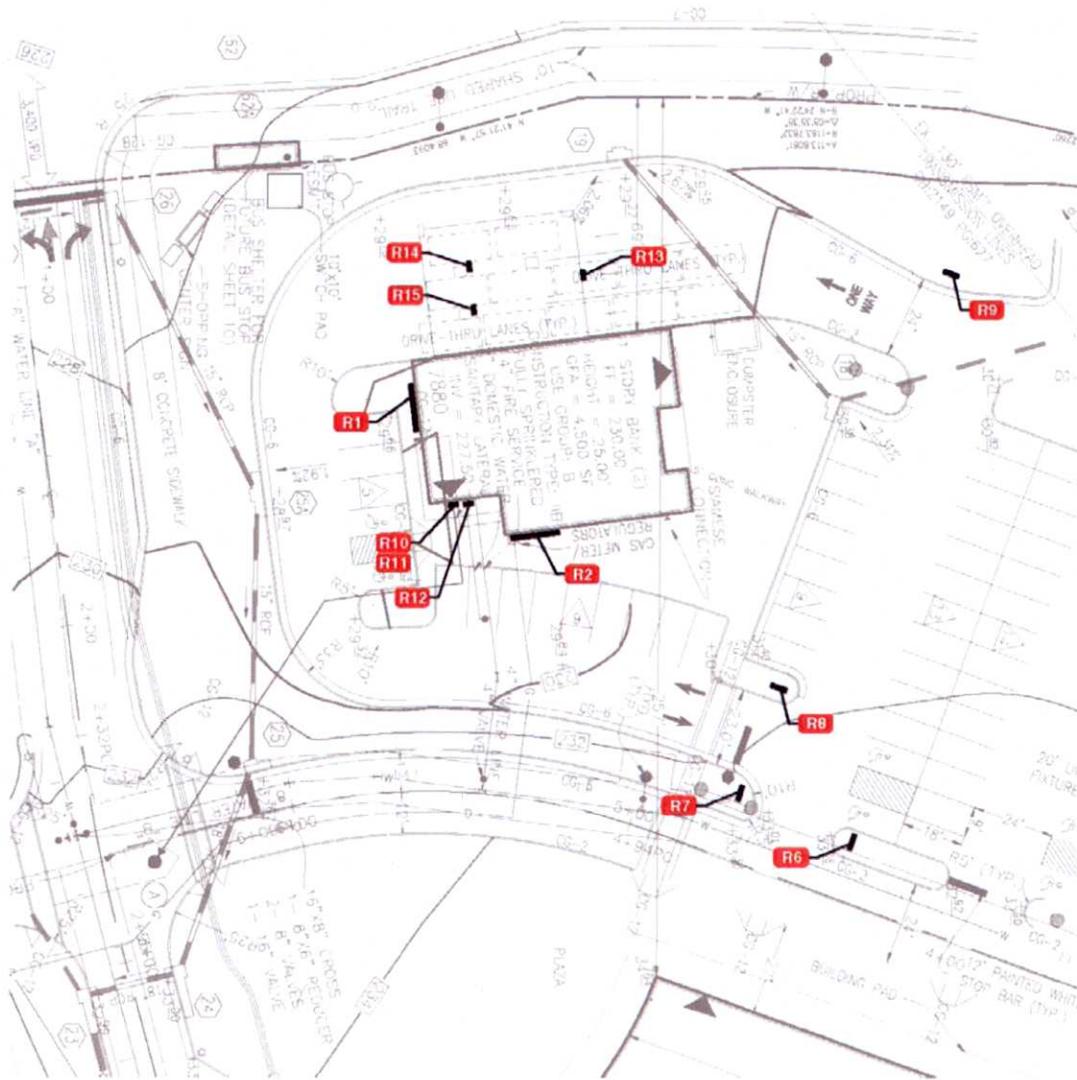
Internal illumination by 13mm white neon grid. Transformer located in sign. All wiring UL approved.

Sign installed onto lane canopy via threaded non-corrosive studs.



MISCELLANEOUS SIGNAGE

Pad Building 2:



List of Signs		
<i>Recommendation</i>		
R1	IL-24-W Illuminated Letters	BUILDING SIGNAGE
R2	IL-24-W Illuminated Letters	
R6	D-3-NL Non-Illuminated Directional	INCIDENTAL SIGNAGE
R7	D-3-NL Non-Illuminated Directional	
R8	D-3-NL Non-Illuminated Directional	
R9	D-3-NL Non-Illuminated Directional	
R10	"No Hat" Security Door Cling	MISCELLANEOUS SIGNAGE
R11	V-1 Door Vinyl	
R12	M-7 Message Plaque (Card Swipe)	
R13	M-3 Message Plaque (Clearance)	
R14	FDIC Plaque	
R15	FDIC Plaque	

Hilltop Sign Guidelines



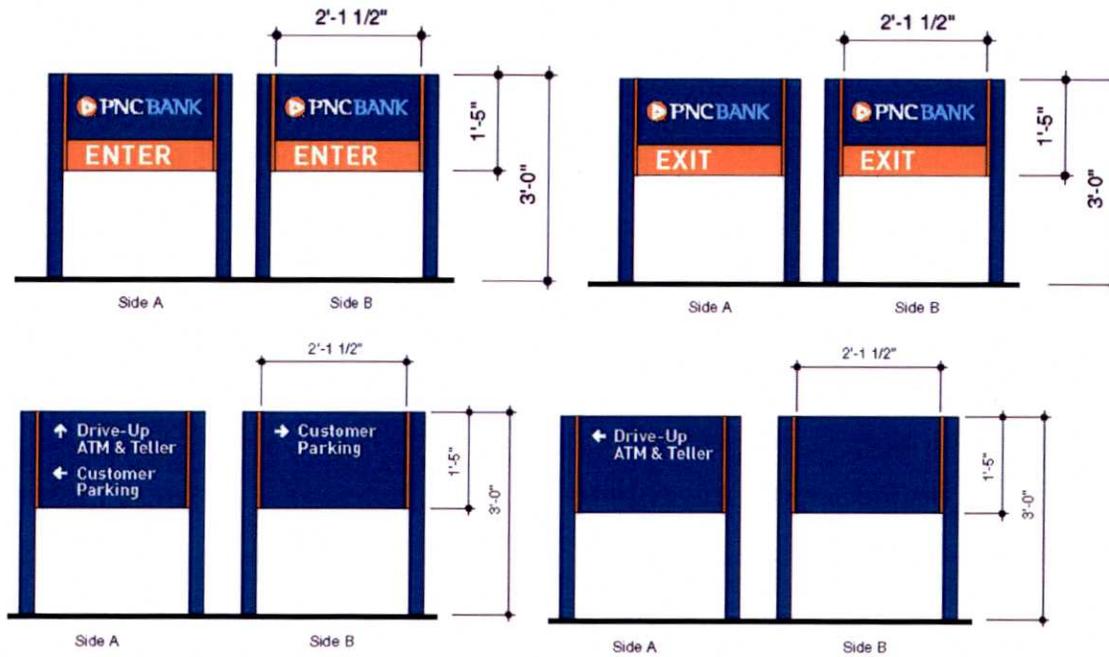
- Tenant signs depicted reflect current leasing conditions. However tenant may change and therefore signs are subject to modification as marketing trends prevail. The Applicant reserves the right to provide tenant-specific signage, provided the signage does not exceed the square footage noted herein.

DESCRIPTION:

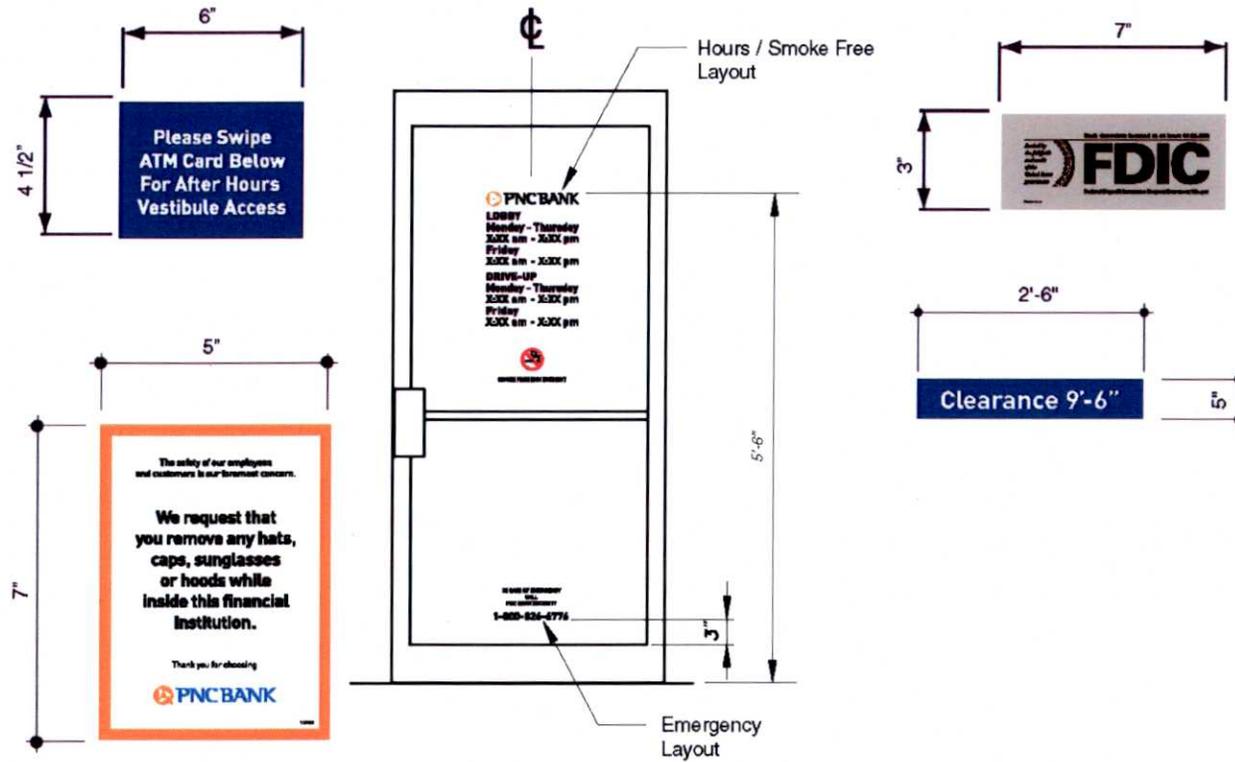
Channel Letters with interior illumination
 150 S.F. of building mounted signage (not to exceed 1.5 S.F. per linear ft of frontage on street faces), and additional incidental directional signs and ATM signage not to exceed 50 S.F. will be allowed for the pad building.
 The total amount of signage can be allotted where it best directs, advertises and informs.

GRAPHICS / LETTERING

Font and color: Tenant logos and color schemes allowed
 Letter Height: 3' 0" max



INCIDENTAL SIGNAGE



MISCELLANEOUS SIGNAGE

► **Tenant Blade Signs:**

If the final design incorporates awnings, these signs may be suspended from the awning above and are located to provide optimal information at tenant entrances.

DESCRIPTION:

Blade Sign mounted on cantilevering Metal frame.

- Maximum of 1 sign per tenant (to be installed by Landlord)
- Graphics on 2 sides
- 6 S.F. max
- Single color

Wooden or Metal Blade sign with Painted Tenant Name and Shopping Center Logo (Logo Optional)

Tenant logos not allowed.

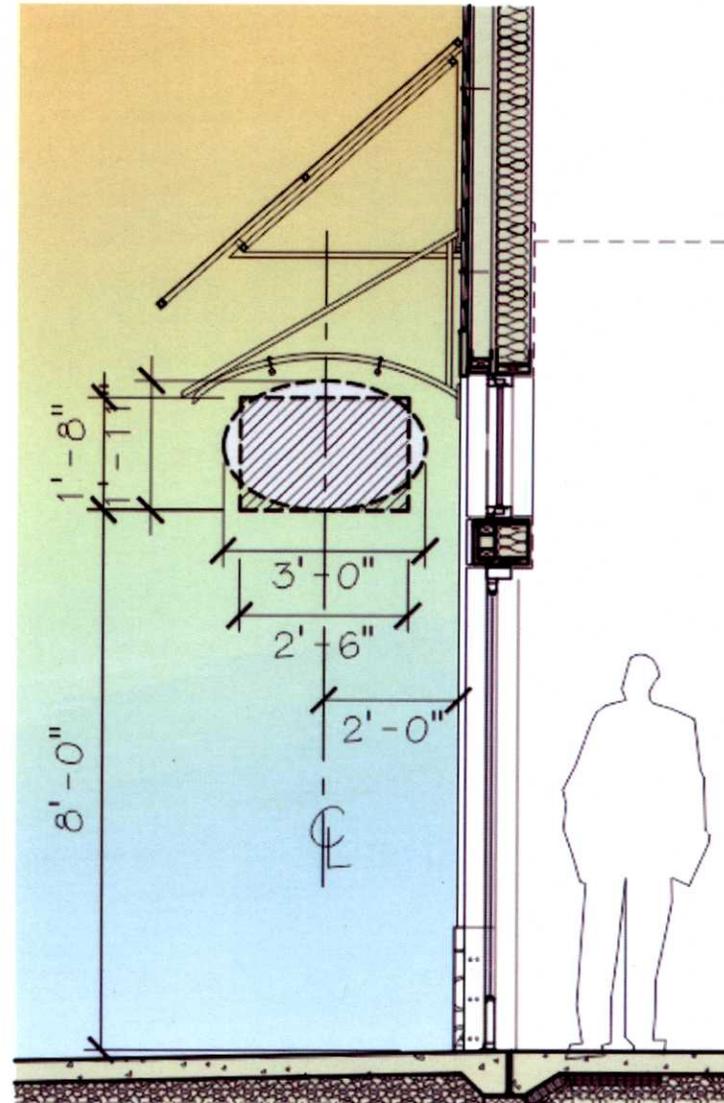
Total number of blade signs to be determined.

GRAPHICS / LETTERING

Lettering: Painted lettering

Letter Height: 6"

Letter Color: Brown



Miscellaneous Signs

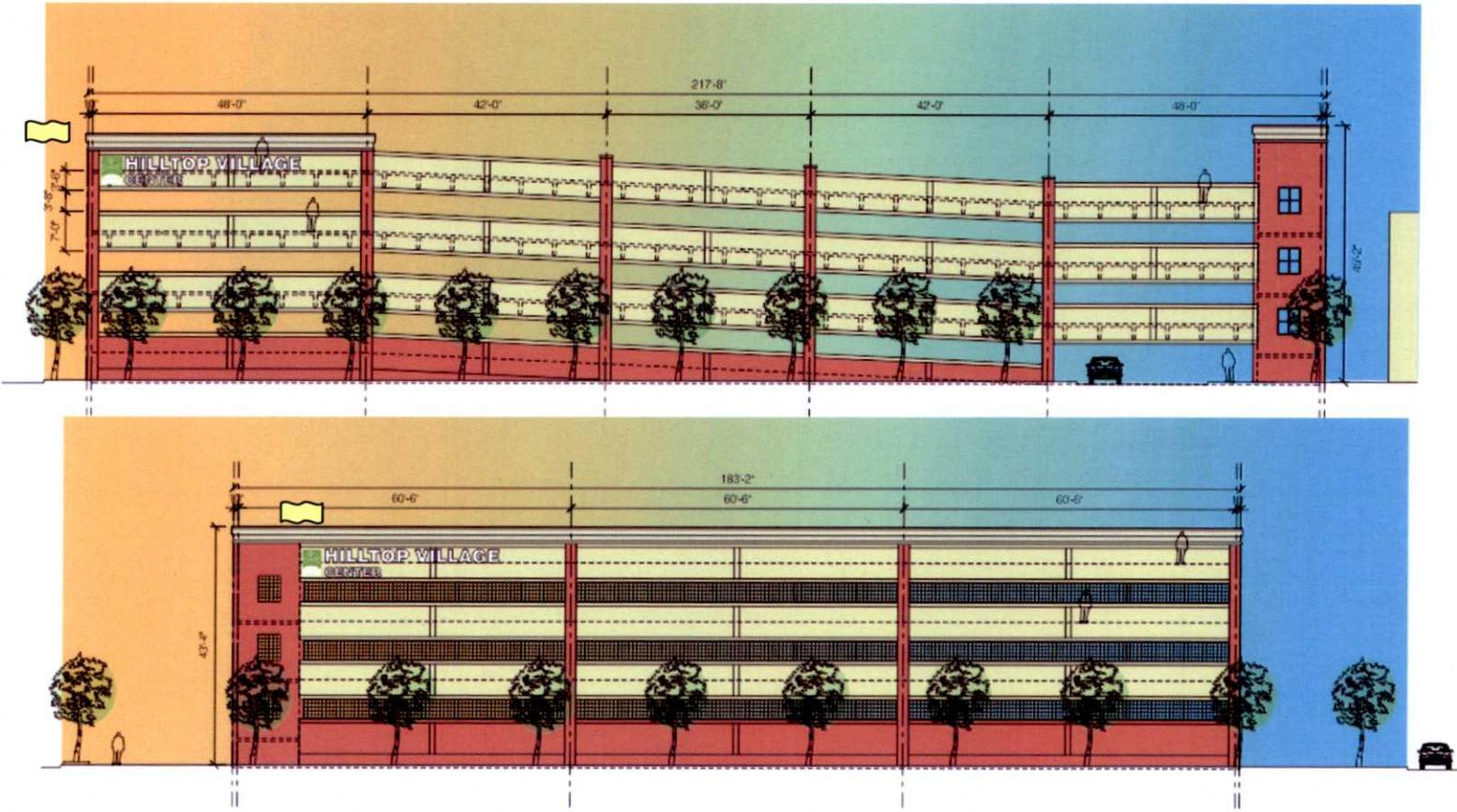
Miscellaneous signs are needed throughout the site to provide additional information. Some of these signs mark site amenities such as the parking garage. Others provide community spirit through seasonal and community banners. Because of the fluctuations in design and market conditions, flexibility is needed to relocate signs for future leasing conditions; sign locations may be modified provided they are in substantial conformance with the CSP.

Hilltop Sign Guidelines

Miscellaneous Signs

-  Parking Garage Signs
-  Light Pole Banners
-  Street Light Pole Banners





Parking Garage Signs:

The parking garage serves the retail and office portion of the center. Signs are used to provide identification of the parking garage for vehicular traffic. One Center identification sign will be permitted for each of two sides of the garage. Accessory signs, which inform the visitor of fees, regulations, clearances, and other information, will be permitted not to exceed 15 square feet in area on the outside of the garage. The accessory signs may be either building mounted or free standing, and will complement the architectural style of the garage.

DESCRIPTION:
 Channel letters mounted on raceway on precast garage panels.
 Maximum sign area 180 S.F.

GRAPHICS / LETTERING
 Font: Goudy
 Letter Height: 2'6"

* Light Pole Banners:

Light pole banners are used to create a festive and seasonal atmosphere. They may contain the name and logo of the center but will not contain specific Tenant names or logos. They may advertise community or center sponsored events.

DESCRIPTION:

Banners Mounted on Light poles in Parking Areas

8 S.F. per Banner max

Banners may be constructed using metal or durable fabrics.

Total number to be determined.

GRAPHICS / LETTERING

Seasonal Graphics Banners and

Shopping Center Identification Banners

5' x 1' 6" Banners

◆ Street Light Pole Banners:

Street light pole banners are used to create a festive and seasonal atmosphere. They may contain the name and logo of the center but will not contain specific Tenant names or logos. They may advertise community or center sponsored events.

DESCRIPTION:

Banners Mounted on Light poles along street areas

3 S.F. per Banner max

Banners may be constructed using metal or durable fabrics.

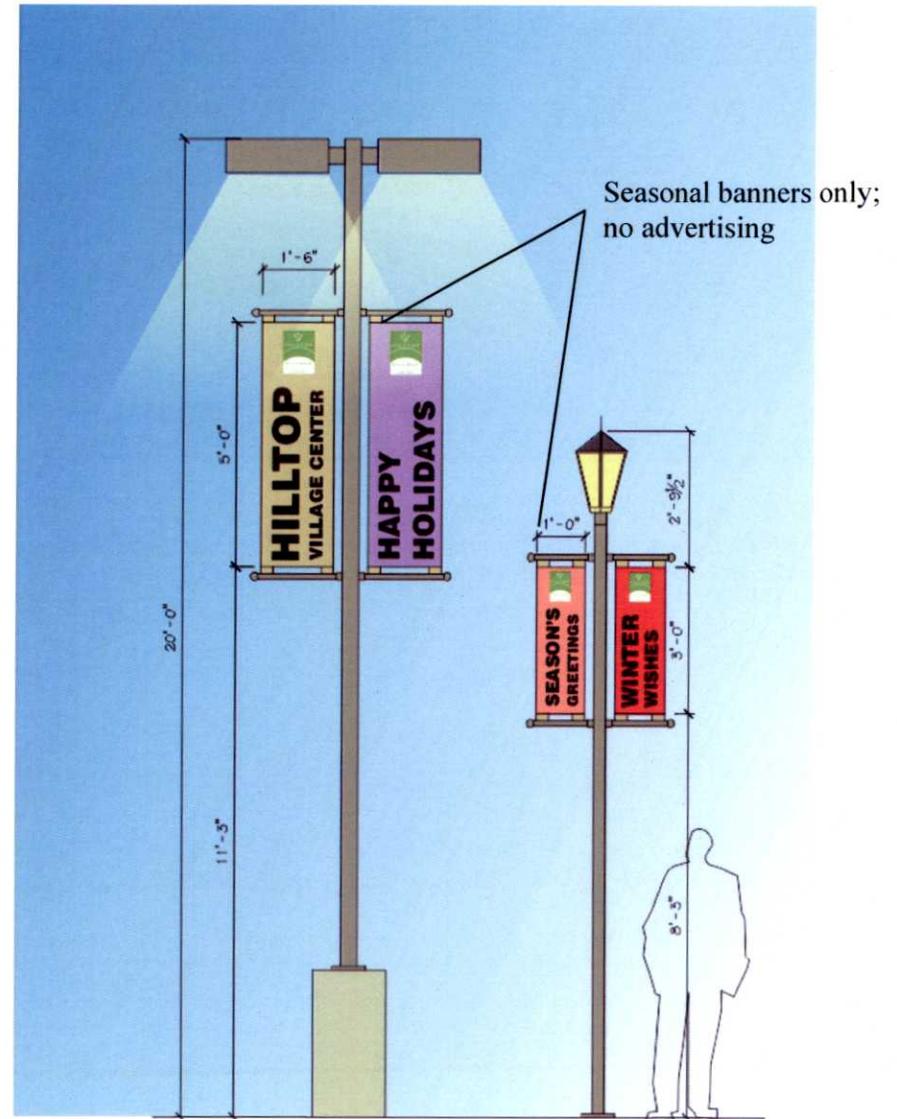
Total number to be determined.

GRAPHICS / LETTERING

Seasonal Graphics Banners and

Shopping Center Identification Banners

3'-0" x 1'-0" Banners



* LIGHT POLE

◆ STREET LIGHT

FAIRFAX COUNTY ZONING ORDINANCE

12-105 Sign Measurements

1. Except as qualified below, the area of a sign shall mean and shall be computed as the entire area within a single continuous rectilinear perimeter of not more than eight (8) straight lines enclosing the extreme limits of writing, representation, emblems or a figure of similar character together with all material, color or lighting forming an integral part of the display or used to differentiate the sign from the background against which it is placed.
The area of a sign(s) located on a raceway shall be computed in accordance with the provisions of Par. 2 below.
2. The area of building-mounted signs composed of individual letters and/or symbols shall be computed in accordance with one of the following methods:
 - A. If the space between the proposed individual letters and/or symbols is less in dimension than the width of the largest unit, the computation shall be made in accordance with a strict application of the provisions of Par. 1 above.
 - B. If the space between the proposed individual letters and/or symbols is greater than the width of the largest unit, the computation may be based on the total area within rectangular enclosures surrounding each individual unit.
3. The area of a sign designed with more than one (1) exterior face shall be computed in accordance with one of the following methods:
 - A. If the sign faces are separated by an interior angle of forty-five degrees (45°) or greater, all faces shall be included in computing the area of the sign.
 - B. If the sign faces are separated by an interior angle that is less than forty-five degrees (45°), the computation of the area of the sign shall be as follows:
 - (1) The area of one (1) face shall be used when the two (2) faces are equal in area.
 - (2) The area of the larger face shall be used when the two (2) faces are unequal in area.

- C. If the sign faces are parallel to one another, the computation of the area of the sign shall be as follows:
 - (1) The area of one (1) face shall be used when the interior distance or space between the two (2) faces is eighteen (18) inches or less.
 - (2) The area of one (1) face and the area of one (1) side or interval between faces shall be used when the interior distance or space between the two (2) faces is greater than eighteen (18) inches.
- 4. The supports, uprights or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights or structure area are designed in such a manner as to form an integral background of the display; except, however, when a sign is placed on a fence, wall, planter, or other similar structure that is designed to serve a separate purpose other than to support the sign, the entire area of such structure shall not be computed. In such cases, the sign area shall be computed in accordance with the provisions of Par. 1 above.
- 5. Unless specifically qualified, the area of any sign permitted by Sect. 103 above shall not be calculated in determining allowable sign area.
- 6. The height of a sign shall be calculated as the maximum vertical distance from the uppermost extremity of a sign or sign support to the average ground level at the base of the sign.

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, Hilltop Sand and Gravel Company, Inc., is requesting approval of a Comprehensive Sign Plan (CSP) for a mixed-use development (Hilltop Village Center) located in the northeastern quadrant of the intersection of Telegraph Road and Beulah Street. The purpose of the CSP is to create a coordinated and complimentary signage system which would allow for flexibility in the design of the planned development, and to provide adequate signage for the mix of retail and office uses on the site. The proposed CSP has been filed to comply with a proffer commitment under RZ 2008-MD-003, which was approved by the Board of Supervisors on March 9, 2009.

The Hilltop Village Center includes: a grocery store as an anchor tenant; a four-story office building; three (3) one-story retail buildings (Building A, C and D); a two-story retail and office building (Building B); and two (2) drive-through financial institution pad sites. These buildings are shown in the maps on Pages 5, 9, and 19 of the CSP and in the graphic below.



The CSP includes the following basic sign types:

- Site Identification Monument Signs: Five (5) signs will serve as primary and secondary identification for the Village Center. The primary sign would be located at the intersection of Beulah Street and Telegraph Road, and one secondary sign would be located at each major entrance;
- Directional Signage: These on-site monument signs are to be located on the corners of internal streets which would direct patrons to the retail, office, or parking portions of the site;
- Blade Signs: These small hanging signs would suspend from awnings and may be located on all of the buildings except for the financial institutions;
- Building-Mounted Anchor Tenant Signs: These wall-mounted signs would be on the anchor tenant building;
- Building-Mounted Junior Tenant Signs: These wall-mounted signs would be on Buildings A, C and D;
- Building-Mounted Major Retail Tenant Signs: These wall-mounted signs would be on Buildings A, B, C and D;
- Building-Mounted Retail Tenant Signs: These wall-mounted signs would be on Buildings A, B, C and D;
- Building-Mounted Major Office Tenant Signs: These wall-mounted signs would be on Building B;
- Building-Mounted Office Tenant Signs: These wall-mounted signs would be on Building B;
- Building-Mounted Pad Site Tenant Signs: These wall-mounted signs would be on the pad site (bank);
- Building-Mounted Office Building Tenant Signs: These wall-mounted signs would be on the four-story Office Building;
- Office Entrance and Building Address Identification Signs: These wall-mounted signs would be on Building B; and
- Miscellaneous Signs: Seasonal banners would be located on light poles in surface parking lots and on street light poles.

The sign location map on page 9 of the CSP shows the location of each sign type included in the development, aside from the traffic regulatory signs.

LOCATION AND CHARACTER

Site Description:

The 33-acre application property was rezoned from R-1 and I-3 to PDC to allow a mixed-use development with a Floor Area Ratio (FAR) of 0.26. A power line easement is located in the northwestern corner of the property and portions of the site are in the Natural Resources (NR) overlay district. The site is a portion of the Hilltop Sand and Gravel Landfill. Approximately 7 acres of the northern portion of the property is part of the actual landfill, and the remaining portion of the property contains offices and other structures that support the landfill. The graphic on page 2 depicts the layout that was approved for the mixed-use development. The surrounding uses are as follows:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Hilltop Golf Course	R-1	Private Recreation
	Hilltop Landfill	R-1	Private Recreation
South	Fort Belvoir	R-C	Government & Institutional
East	Hilltop Golf Course	R-1	Private Recreation
	Kingstowne Fire Station	R-1	3-4 du/ac
West	Landsdowne Shopping Center	PDH-4	3-4 du/ac
	Single Family Dwellings (Landsdowne)	PDH-4	3-4 du/ac

BACKGROUND

Tax Map Nos.	Application	Use	BOS/BZA Action	Date of Action
100-1 ((1)) 11A and 11A1, 14 and 15	RZ/FDP 2008-MD-003	Mixed use development, office, retail establishment large and 2 drive-thru banks	Approved	3/9/09 by BOS (RZ) 2/12/09 by PC (FDP)

The applicant is applying for approval of a CSP which is required pursuant to Proffer # 9f which was accepted pursuant to RZ 2008-MD-003. Proffer # 9f states:

Prior to the issuance of any sign permits for the Application Property, the Applicant shall obtain approval of a Comprehensive Sign Plan.

COMPREHENSIVE PLAN PROVISIONS:

Plan Area: Area IV

Planning District: Rose Hill Planning District

Planning Sector: Lehigh Community Planning Sector (RH4)

Plan Map: Residential; 3-4 du/ac
Private Recreation

Fairfax County Comprehensive Plan, 2007 Edition Area IV, Rose Hill Planning District, Amended through 3-9-2010, Lehigh Community Planning Sector, pages 66 and 69 state under the sub-heading "Rest of the Sector" the Plan states, in part:

Rest of Sector

Much of the rest of the sector is substantially developed in stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. The densities planned and approved for Kingstowne and Manchester Lakes are, in many cases, greater than those planned for the residential areas surrounding these developments. These two large developments were approved after extended study and careful consideration of their size and characteristics including the amenities and public improvements provided. Other areas adjacent to or near these developments are planned for lower densities.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

...

- 44. The parcels along the east side of Beulah Street, south of Kingstowne Village Parkway and north of the Hilltop landfill, are planned for residential use at 1-2 dwelling units per acre. As an option, development at 3-4 dwelling units per acre may be considered if development achieves substantial parcel consolidation and provides consolidated access, adequate internal circulation, and interparcel access if appropriate.*

45. *At such time as the Hilltop landfill ceases operation and is properly reclaimed, any alternative use of the site will require extensive review and significant engineering measures. The property is planned for private recreation; however, residential use at 2-3 dwelling units per acre may be considered on portions of the property if sufficient documentation can be provided to verify that the landfill site is suitable and safe for building. Consolidation with parcel 100-1((1)) 11A, which is planned for residential use at 3-4 du/ac, is encouraged. Restoration or re-use of any historic structures on the property should be explored. See recommendation 47 for an additional option.*
46. *Parcels 100-1((1)) 14, 15, 17, 19, 20, and 23A are planned for private recreation with an option for residential use at 2-3 dwelling units per acre. It is recommended that they be consolidated, with any private recreation development that takes place on the site of the Hilltop landfill. A commercial recreation facility may be appropriate on the southern part of parcel 23A with screening sufficient to minimize its off-site impacts. If parcels 19 & 20 are consolidated and develop independently of the recreational area, interparcel access to parcel 23A should be provided.*
47. *As an option to the guidance found in recommendations 45 and 46, retail and office use up to .30 FAR may be appropriate on a total site area of approximately 33 acres that includes approximately 29 acres of parcel 100-1((1))9pt, and parcels 100-1((1))11A, 11A1, 14, and 15, if all parcels are consolidated and the site design creates a cohesive and walkable environment. To achieve this goal, high-quality architecture should be provided. In addition, buildings should be oriented to streets and sidewalks, and sufficient open space should be interspersed with retail and office uses to provide usable public gathering areas. Also, the following conditions should be met:*
- *Taller structures should be located at a sufficient distance from Telegraph Road to avoid conflict with Fort Belvoir security standards. Coordination on any development in the affected area should be made with the Fort Belvoir Director of Plans, Training, Mobilization, and Security. Building tapering, vegetative buffering, and screening should be provided as needed on the periphery to create a transition to the surrounding areas. Lighting and sound from any development should be designed so that it is not intrusive to adjacent residential development.*
 - *Any freestanding office building(s) is encouraged to meet at least U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) silver standards or other comparable programs with third party certification. Retail users are*

encouraged to meet applicable U.S. Green Building Council's LEED standards, or other comparable programs, in design and construction to promote sustainable development. The impervious nature of hard surfaces should be offset through approaches such as providing vegetated planting strips in surface parking lots;

- *A grocery store use is appropriate on the eastern portion of the property. An outdoor café or seating area is desirable as a technique to help integrate this use with the other retail uses proposed on the remainder of the site;*
- *Multi-story office buildings should include ground-floor retail use and other services where possible;*
- *Internal roadways, trails, sidewalks and street crossings should connect buildings and open spaces, and link the site to adjoining communities, Fort Belvoir and the Lansdowne Shopping Center. Streetscape treatments should include trees, landscaping, sidewalks, bicycle facilities, street furniture, and various paving textures, to the extent possible;*
- *If the existing ball field located at the corner of Beulah Street and Telegraph Road is removed as a result of the proposed development, new recreational facilities such as fields, tot lots and pavilions should be provided at some other location on the Hilltop Sand and Gravel property, or a commitment made to make improvements to nearby park/recreation facilities;*
- *Occupancy is phased to transportation improvements so that an Approach Level of Service D is maintained at relevant intersections. If such improvements are not possible, intensity should be reduced accordingly;*
- *The portion of Telegraph Road adjacent to the proposed development should be considered for additional right-of-way to accommodate turn lanes. A turning movement analysis should be conducted to ensure that queues do not spill back into the through lanes of Telegraph Road; and*
- *Bus transit stops and accompanying shelters should be provided along Telegraph Road and Beulah Street."*

ANALYSIS

Comprehensive Sign Plan (CSP) (Copy at front of staff report)

Title of CSP: Hilltop Village Center

Prepared By: Rounds VanDuzer Architects

Original and Revision Dates: March 25, 2010, as revised through July 6, 2010

Proposed Use:

The submitted Comprehensive Sign Plan (CSP), which consists of 44 pages, provides illustrations, locations, descriptions, and styles of the proposed signage. The applicant has included language in Note 1 on page seven of the CSP indicating that all signs will be built in substantial conformance with the designs illustrated in the sign package.

The CSP is divided into the following sections:

Page Numbers	Page Contents
1	Cover
2	Table of Contents
3 – 5	Introduction, Vicinity Map, and Site Map
6 – 8	Logos and General Provisions
9	Signage Location Map
10 – 12	Sign Matrix
13 - 17	Monument Signs Details and Map
18 - 27	Building-Mounted Tenant Signs and Map Anchor Tenant: 20-22 Retail Tenants: 23-25 Office Tenants: 26-27
28 - 37	Pad Site Tenants:
38	Retail Blade Signs
39 - 42	Miscellaneous Signs and Map Parking Garage: 41 Light Pole Banners and Street Light Pole Banners: 42
43 – 44	Appendix A: Article 12 Sec. 12-105 of the Zoning Ordinance

Sign Chart

The approved mixed-use development has not yet been constructed. As the applicant does not know all of the tenants that would occupy the development, the applicant would like to establish a signage system that would afford them some flexibility. The CSP provides specific information regarding the locations and sizes of individual signs as well as maximum square footage for building-mounted signs for each building on site. Below is a sign chart developed by staff to provide a summary of: the signage type; number of proposed signs; total proposed sign area; the Zoning Ordinance allowable sign area (for comparison purposes); the Zoning Ordinance section being referenced; and the difference between the proposed and allowable amounts.

Sign Type/Description	Number of Proposed Signs	Total Proposed Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed Vs. Allowable
Signage Type – Freestanding Signs					
Primary Sign - supported by a retaining wall	One (1)	100 SF	One (1) sign, 80 SF maximum (max.)	Sec. 12-205 (3)	+ 20 SF
Secondary Sign - Monument type	Four (4)	152 SF total (38 SF per sign)			+ 152 SF
					+ 172 SF total
Directional Sign – Monument type	Six (6)	18 SF per sign 108 SF total	15 SF max. per sign 90 SF total	Sec. 12-203 (13C)	+ 3 SF per sign + 18 SF total
Signage Type – Building-Mounted Tenant Signs					
Anchor Tenant - Grocery Store	Eight (8) signs on building	1,386 SF total	563 SF	Sec. 12-203 (8)	+ 823 SF
Junior Anchor Tenant - Bldgs A,C, & D	*1 Included in "Retail Tenants 1-Story or 1 st Floor Tenant Signs" totals in row below	*1 240 SF on four sides; included in total proposed sign areas in row below	*1 See below		*1 Included in totals below
1-Story or 1st Floor Major Tenant	*1 Included in "Retail Tenants 1-Story or 1 st Floor Tenant Signs" total no. of proposed signs in row below	*1 150 SF max. per tenant; included in total proposed sign areas in row below	*1 See below	Sec. 12-203 (9)	*1 Included in totals below

Sign Type/Description	Number of Proposed Signs	Total Proposed Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed Vs. Allowable
Retail Tenants - 1-Story or 1st Floor Tenant Signs	^{*1} Nineteen (19) signs max. on entire bldg	1,140 SF (Bldg A) ^{*1}	638 SF max. ^{*1}	Sec. 12-203 (9)	+ 502 SF ^{*1}
	^{*1} Twelve (12) signs max. on entire bldg	720 SF (1st Floor Bldg B) ^{*1}	315 SF max. ^{*1}		+ 405 SF ^{*1}
	^{*1} Nine (9) signs max. on entire building	540 SF (Bldg C) ^{*1}	200 SF max. ^{*1}		+ 340 SF ^{*1}
	^{*1} Six (6) signs max. on entire bldg	360 SF (Bldg D) ^{*1}	237 SF max. ^{*1}		+ 123 SF ^{*1}
2 nd Floor Tenants, (occupy less than 3,500 SF in Bldg B)	^{*2} Ten (10) signs max. on entire building	600 SF ^{*2} 60 SF max. per sign	210 SF max.	Sec. 12-203 (8)	+ 390 SF ^{*2}
2 nd Floor Major Tenant (occupy 3,500 SF or more in Bldg B)	^{*2} Included in total number of signs above	75 SF max. ^{*2} Included in sign area total above	200 SF	Sec. 12-203 (9)	^{*2} Included in total above
Bank 1 Tenant Signs	Four (4) signs max.	Approx. 150 SF	127.5 SF	Sec. 12-203 (8)	+ 22.5 SF
with Incidental Signage	Eight (8) signs max.	50 SF max.	N/A		N/A
Bank 2 Tenant Signs	Four (4) signs max.	Approx. 150 SF	113.7 SF	Sec. 12-203 (8)	+ 36.3 SF
with Incidental Signage	Eight (8) signs max.	50 SF max.	N/A		N/A
Office Bldg Tenant	To be determined	^{*3} Included in total below 40 SF max. per sign	200 SF max. per sign 265 SF max. total		^{*3} Included in total below

Sign Type/Description	Number of Proposed Signs	Total Proposed Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed Vs. Allowable
Major Office Bldg Tenant	Twelve (12) signs total 3 signs per tenant (4 tenants)	1,200 SF max. total ^{*3} 100 SF max. per sign	265 SF max. total 200 SF max. per sign		+ 935 SF ^{*3}
Signage Type – Blade Signs					
Blade signs suspended from awnings	1 sign per tenant	6 SF	N/A (Not Applicable)	N/A	N/A
Signage Type – Banners					
Seasonal Banners on Light Poles	44	8 SF per banner	N/A	N/A	N/A
Banners on Street Light Poles	35	3 SF per banner	N/A	N/A	N/A
Office Entrance and Building Address Sign	Not specified	36 SF per bldg	N/A	N/A	N/A
Signage Type - Miscellaneous Signs					
Parking Garage Signs	Two (2)	360 SF total	N/A	N/A	N/A
	1 sign on each side	180 SF max. per sign	N/A	N/A	N/A
Historical Marker	One (1)	To be determined	N/A	N/A	N/A

Land Use Analysis

The chart above shows that the majority of the proposed signage is above the limits which would be allowed by the Zoning Ordinance for signs located in a conventional zoning district. Staff believes that this CSP request for monument identification and directional signage is appropriate for several reasons. The subject site is quite large (33 acres) and the additional signage would assist patrons to successfully navigate their way on-site. Also, the visibility of the buildings from Telegraph Road and Beulah Street is somewhat restricted as the site is at a higher elevation than the roadways. Screening along the site's frontages on Telegraph Road and Beulah Street, also restricts visibility of the proposed buildings, which are located in the center of the site. Finally, the fronts of the proposed buildings will be oriented towards the interior of the site to make the overall development pedestrian-friendly.

Staff also finds that the sign area requested for the anchor tenant (grocery store) is reasonable, as the building has been designed with two "fronts" (one facing the interior of the site and one along Telegraph Road). In order to ensure the signage for Hilltop Village Center does not conflict with the overall design and function of the development, staff proposes development conditions to limit the size and number of signs in such a way to ensure the signs compliment and do not conflict with the overall development. Specifically, staff is recommending limitations on the maximum size of building-mounted signage and the maximum number of signs that can be placed on a building. With the implementation of these development conditions, staff believes that the proposed signage will be compatible with the overall design and function of the development.

Environmental Analysis

There are no environmental issues with this application.

Transportation Analysis (Appendix 4)

Freestanding signs should not obstruct sight distances on roads for motorists driving adjacent to or within the development. Note 3 in the General Provisions in the CSP commit that no signs shall obstruct required sight distances; this requirement has also been included in the development conditions.

ZONING ORDINANCE PROVISIONS (See Appendix 6)

Sect. 12-210 of the Zoning Ordinance states that "*signs may be permitted in a district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission*" as an alternative to Section 12-203 and other applicable signage regulations. As noted previously, the applicant had proffered in conjunction with RZ 2008-MD-003 to file a CSP.

The Zoning Ordinance provides guidelines for review of comprehensive sign plans, including Section 12-101 (Purpose and Intent), Sections 16-101 and 16-102 (General and Design Standards for All Planned Developments). Paragraph 1 of Sect. 12-210 requires that the location, size, height, and extent of all proposed signs within the P-District, as well as the nature of the information of the proposed signs, be part of the CSP. Additionally, the Zoning Ordinance notes that the proposed signs should be in scale with the development and should be located and sized without distraction and inconvenience of the user within the planned development. Finally, Par. 4 of Section 12-210 (Uses in P District) states that "it is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public." The applicant is proposing signage that is harmonious with the proposed buildings; the color, form, and size of

the signage is complimentary to the proposed buildings and would be placed in such a way that it would not endanger the general public.

In order to ensure the office and retail building-mounted signage (other than the anchor tenant) does not conflict with the overall design and function of the development, staff proposes development conditions to limit the size and number of signs in such a way to ensure the signs compliment and do not conflict with the overall development. With the implementation of these development conditions, staff believes that the existing and proposed signage will satisfy the Zoning Ordinance provisions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

With the implementation of the staff-proposed development conditions, staff concludes that the proposed CSP is consistent with the adopted Comprehensive Plan, and does meet all applicable provisions of the Zoning Ordinance.

Staff Recommendations

Staff recommends approval be subject to the draft development conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Comprehensive Sign Plan
4. Transportation Analysis
5. Proffers for RZ 2008-MD-003
6. Zoning Ordinance Provisions
7. Glossary of Terms

DEVELOPMENT CONDITIONS

CSP 2008-MD-003

July 8, 2010

If it is the intent of the Planning Commission to approve CSP 2008-MD-003, located at Tax Map Parcels 100-1 ((1)) 9A, 11A, 11A1, 14 and 15 to allow a Comprehensive Sign Plan (CSP) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. This Comprehensive Sign Plan (CSP), titled "Hilltop Village Center" and prepared by Rounds VanDuzer Architects dated March 25, 2010, as revised through July 6, 2010, is approved only for those signs shown on the CSP. Modifications to tenant signs allowed by the CSP shall not include any increase in size or number above that shown on the CSP. In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by an approval letter from the property owner, manager, and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
4. No sign shall move, display any flashing or intermittent lights nor have any features which would be construed as fluorescent or neon in character or color.

APPENDIX 1

5. Traffic regulatory signage shall meet the Federal Highway Administration (FHWA)'s Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
6. All signage shall be placed in a location which does not conflict with sight distance requirements. Pursuant to Sect. 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles, or driveways.
7. All freestanding permanent signs shall maintain a minimum five (5) foot setback from any curb line, street right-of-way (ROW) or other vehicular travel way and shall not obstruct any pedestrian walkway.
8. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Par. 9 of Article 14 of the Zoning Ordinance. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No uplighting shall be permitted on any sign.
9. Individual tenant signs, to include building-mounted signs may incorporate various colors, typography, and logos, consistent with the individual tenant's corporate identification.
10. All signs shall be consistent with the color palette, typography and the use of logos indicated in the CSP.
11. The bottom of all "seasonal banners on street light poles" located within one (1) foot of a sidewalk or other pedestrian travel way shall be a minimum of six (6) feet off the finished walking surface.
12. No single building-mounted sign on buildings A, C, and D for tenants occupying less than 3,500 SF shall exceed a maximum of 60 SF in size.
13. No single building-mounted sign on buildings A, C, and D for Major tenants (tenants occupying 3,500 SF to 14,999 SF) shall exceed a maximum of 75 SF in size.
14. The total maximum square footage for building-mounted signage on Building B shall be 1,320 SF. It shall be allocated as follows:
 - A maximum of twelve (12) building-mounted signs with a total maximum square footage of 720 square feet (SF) shall be permitted for the first-floor tenants. No single building-mounted sign

for the tenants occupying less than 3,500 SF shall exceed a maximum of 60 SF in size and no building-mounted sign for Major tenants (tenants occupying 3,500 SF to 14,999 SF) shall exceed a maximum of 75 SF in size.

- A maximum of ten (10) building-mounted signs with a total maximum square footage of 600 SF shall be permitted for the second-floor tenants. No single building-mounted sign for tenants occupying less than 3,500 SF shall exceed a maximum of 60 SF in size and no building-mounted sign for Major tenants (tenants occupying 3,500 SF or more) shall exceed a maximum of 75 SF in size.
15. The total maximum square footage for building-mounted signage on the four-story Office Building shall be 1,200 SF. It shall be allocated as follows:
- No single building-mounted sign for the Major Office Building tenants (tenants occupying 20,000 SF or more) shall exceed a maximum of 100 SF in size. A maximum of twelve (12) building-mounted signs shall be permitted.
 - No single building-mounted sign for tenants occupying less than 20,000 SF shall exceed a maximum of 40 SF in size.

The above proposed conditions are staff recommendation and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required sign permits through established procedures.



Sara V. Mariska
 (703) 528-4700 Ext. 5419
 smariska@arl.thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

April 2, 2010

Via Hand Delivery

Regina C. Coyle, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Proposed Comprehensive Sign Plan
 Applicant: Hilltop Sand and Gravel Company, Inc.

Dear Ms. Coyle:

Please accept this letter as a statement of justification for a comprehensive sign plan application on property identified as Fairfax County tax map 100-1 ((1)) 9 part, 11A, 11A1, 14, and 15 (the "Subject Property").

The Subject Property contains approximately 33 acres and is located in the northeastern quadrant of the intersection of Beulah Street (Route 613) and Telegraph Road (Route 611). On March 9, 2009, the Board of Supervisors (the "Board") approved RZ 2008-MD-003 to rezone the Subject Property from the I-3, R-1, and Natural Resources Overlay Districts to the PDC and Natural Resources Overlay Districts in order to permit a mixed-use center including office and retail uses. Proffer 9.f states that "Prior to the issuance of any sign permits for the Application Property, the Applicant shall obtain approval of a Comprehensive Sign Plan." In accordance with the approved proffers, the Applicant seeks approval of a comprehensive sign plan to ensure coordinated and complementary signage for the Subject Property.

The Board approved a maximum of 367,000 square feet of gross floor area comprised of 113,000 square feet of office use and 254,000 square feet of retail sales establishment use, including two (2) drive-through financial institutions. Hilltop Village Center (the "Center") will be comprised of the following:

- Grocery Store -- 150,000 square feet;
- Office Building -- four-stories, 96,000 gross square feet;
- Retail Building -- 65,000 gross square feet;
- Two (2) Drive-Through Financial Institution Pad Sites -- each 5,000 gross square feet;
- Retail Building -- 12,000 square feet; and

- Two-story Retail and Office Building -- 17,000 square feet of ground floor retail and 17,000 square feet of second floor office space.

The site plan for the Center has been submitted and will likely be approved in Spring 2010. The Applicant anticipates that the grocery store (Wegmans) will open in 2012.

The Center will establish a mixed-use, activity center and community landmark at the intersection of Telegraph Road and Beulah Street. The Center combines both office and retail uses within a walkable center. The Center will include first-floor retail use to enhance the pedestrian experience. The retail portions of the development will include both service-oriented retail as well as high-quality community-serving retail. A parking structure will be located along Telegraph Road to provide parking for the office building and adjacent retail uses. The garage will be screened to the interior of the Center by a retail building and office building to further enhance the quality of and pedestrian experience on the Center's main thoroughfare. Based on the size and scope of planned development, appropriate signage is crucial to establish an identity for the community, identify individual retail and office uses, and direct pedestrians and motorists through the development. The large grocery tenant will offer varying services including a café, pharmacy, and wine store thereby necessitating specific signage. Additionally, second floor tenants, a large, screened parking structure, two (2) drive-through banks, and the overall size and scope of the Center suggest that meaningful signage will need to be larger than is typically contemplated under the Fairfax County Zoning Ordinance.

I have enclosed a plan prepared by Rounds VanDuzer Architects that depicts monument signs, tenant signs, and miscellaneous signs. The signage package includes a logo for the Center to unify the overall development. The proposed sign plan contains a matrix that summarizes sign types and dimensions for convenient reference. The signage package also includes a graphic depicting the location of all proposed signage. The enclosed signage package reflects current leasing conditions. Please note that the signs depicted in the enclosed package are subject to change based on market demand. The Applicant requests flexibility to accommodate changes to the tenant mix. Signage is critically important to retail tenants for both identification and branding. The Applicant reserves the right to provide alternative signage, so long as the amount of signage for each tenant does not exceed the total signage listed for each tenant in the enclosed sign plan. The Applicant also notes that the enclosed signage plan should not be construed to preclude signage as is permitted under Article 12 of the Fairfax County Zoning Ordinance.

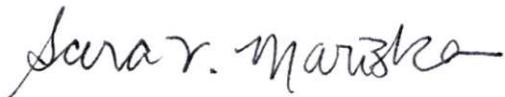
The Applicant has carefully designed the signage to identify the Subject Property and direct both pedestrians and motorists through the Center's development. The majority of the signage is unified by color and the Hilltop Village Center logo to provide a coordinated and complementary identity for the development. Retail signage is critical to the branding of the tenants and the success of the retail component. Directional signage will efficiently guide patrons and residents through the Subject Property while building-mounted signage and blade signs will allow for quick identification of the individual retail tenants. Seasonal banners will create and enhance the Center's sense of place. Office building signage will easily identify key tenants. Parking garage signage will allow patrons and employees to locate and access the

parking structure. In sum, the Applicant's proposed signage program is vital to the creation of a sense of place and the success of retail and office uses at the Center.

Should you have any questions regarding the enclosed, or should you require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

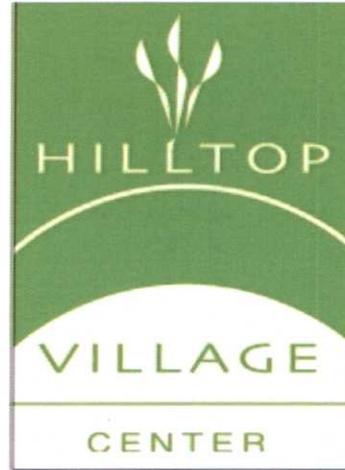
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

A handwritten signature in cursive script that reads "Sara V. Mariska". The signature is written in black ink and is positioned above the printed name.

Sara V. Mariska

cc: Michael Gailliot
J. Brent Clarke
Mark McAfee
Lynne J. Strobel
Martin D. Walsh

Comprehensive Sign Package



March 25, 2010
June 2, 2010
June 25, 2010
July 6, 2010

Prepared for
Hilltop Sand and Gravel Company, Inc.
7950 Telegraph Road
PO Box 10316
Alexandria, VA 22310
(703) 971-1300

Prepared by
Rounds VanDuzer Architects
467A North Washington Street
Falls Church, VA 22046
(703) 533-3577

Table of Contents

- Introduction..... 3
 - Map..... 4
 - Logo 6
 - General Provisions 7
 - Overall Map..... 9
 - Sign Matrix..... 10
- Sign Types
 - 1. Freestanding Signs 13
 - Hilltop Village Center (Primary)..... 15
 - Hilltop Village Center (Secondary)..... 16
 - Directional Signs 17
 - 2. Tenant Signs..... 18
 - Anchor Tenant 20
 - Single Story Tenant Signs 23
 - Two Story Building
 - 1st Floor Tenants..... 24
 - 2nd Floor Tenants..... 25
 - Office Entrance and Building Address Identification 25
 - Office Building 27
 - Pad Building 1 28
 - Pad Building 2 34
 - Retail Blade Signs 38
 - 3. Miscellaneous Signs 39
 - Garage Entrance Signs..... 41
 - Light Pole Mounted Banners..... 42
 - 4. Appendix
 - Appendix A: Fairfax County Sign Ordinance..... 43

Introduction

Hilltop Village Center

The purpose of the Comprehensive Sign Package is to establish a cohesive, comprehensive, distinctive, and functional system to direct and communicate with those who work or visit the shops and offices. The signs provide a consistent source of information while reflecting the high standards of design and visual quality, which are a cornerstone of the development.

Well-designed signage is an integral part of any successful project. The purpose of a sign system is to orient, inform, direct, and regulate pedestrian and vehicular traffic. A properly conceived signage system will also enhance the visual quality of the development and enhance the safety of the traveling public.

Signage, as visual communication, is most effective when organized in a comprehensive, cohesive system. The sign system is designed to achieve a consistent display of information throughout the development. The elements of this system reflect and emphasize the architectural style and landscape features of Hilltop Village Center, and allow for the flexibility this community will need over the next 10 to 15 years as it continues to grow.

The following pages provide illustrations, details, locations, and types of messages, for the various signs on the site. These guidelines assure consistent display of information, and create a comprehensive sign program, which will establish an overall identity, convey information, direct traffic and facilitate access to Hilltop Village Center services and amenities.



SITE

NOTE THAT THE AREA CIRCLED IS GREATER THAN THE 33 ACRE HILLTOP VILLAGE CENTER.

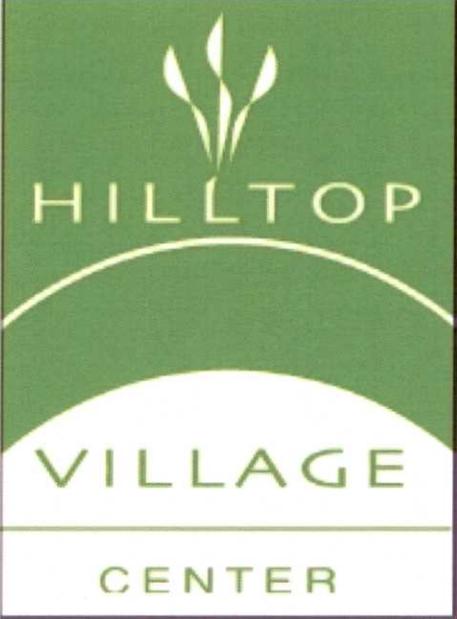
Hilltop Sign Guidelines

HILLTOP MAP



Hilltop Village Center Logo

To create a sense of unity in the Hilltop Village Center, a consistent logotype has been created. It will be used on entrance signs and other monument signs to create a sense of entering. It will also be used throughout the Center as branding to create a sense of community and identity in the Hilltop Village Center. The logo presented here is the preliminary logo. If the logo is modified, all logos will be changed to maintain the unity of the space. All logos used will be consistent in colors and fonts.



General Provisions

1. The signs shall be built in substantial conformance with the designs illustrated in this sign package. Final design changes based on final engineering and design may occur, but will not substantially alter the design.
2. Lighting of signs shall be in conformance with Proffer 10.a. and shall not be blinding, fluctuating or moving.
3. All signs shall comply with applicable requirements of the building codes and Proffers approved in conjunction with RZ 2008-MD-003. No sign shall obstruct required site distances or sight triangles.
4. Notwithstanding the number of signs and awnings shown in this package, applicant will not be obligated to construct every sign or awning shown.
5. Sign sizes depicted provide maximum square footage. Sign size may be reduced provided sign is in substantial conformance with the sign depicted.
6. This Sign Package does not regulate signage inside of buildings.
7. Tenants are not fixed and any names are shown for illustrative purposes. Exact sign locations and number of tenants are subject to change based on tenant mix.
8. Logos with less than 1 s.f. of area and containing no text may be used throughout the site to help reinforce identity of this planned development without being counted as a sign.
9. Low-lying shrubs, boulder rock massing and/or flowering plants will be provided around the base of permanent monument signs.
10. Building mounted signs provide key identifiers for tenants, and vary in size according to the size of the tenant. Each tenant shall be permitted to install building mounted signage in accordance with the applicable CSP.
11. Because the tenant mix is subject to market conditions, the Applicant reserves the right to install tenant-specific signage, provided the amount of signage provided does not exceed the maximum signage included for each tenant in this Comprehensive Sign Plan.
12. Notwithstanding what is shown in this Comprehensive Sign Plan, the Applicant reserves the right to construct signage as permitted under Article 12 of the Fairfax County Zoning Ordinance in lieu of what is shown on the Comprehensive Sign Plan.
13. All signs shall be fabricated and installed in accordance with the following requirements:
 - (a) The sign lettering of any part or parts thereof shall be located within the physical limits of the sign area.
 - (b) All signs shall be fabricated and installed in compliance with all applicable codes. All signs shall have appropriate UL stickers attached to the top of each letter.
 - (c) Signage shall not come within 1 foot 6 inch spacing of the end of individual demising frontage, so as not to encroach on adjacent tenant signs.
14. Painting or printing signs on the exterior surface of any building shall be prohibited except small scale signs relative to store name, address and stating store hours which are neatly lettered on the glass of the storefront, subject to landlord's

approval. In addition, any non-customer door for receiving merchandise may have signage in 2-inch block letters, which identifies the tenant.

Hilltop Sign Guidelines



SIGNAGE FOR HILLTOP VILLAGE CENTER								
Type of Sign	Sec.12 - Zoning Ordinance	Symbol for Sign	Sign Use	Description of Sign	PROPOSED Max SF of Sign	Letter/Logo Size	Mounting Height Range	Letter / Logo Face/Edge Color
Freestanding Signs	Sec. 12-205 (3) 80 SF maximum		Hilltop Village Center Sign (Primary)	Pin Mounted signs on stone background, ground mounted lights	100 SF (1 sign)	Letter height is 1'-4" per line	Overall sign is 10'-10" in height	White letters on stone background
			Hilltop Village Center Sign (Secondary)	Backlit Panel signs mounted on Metal Background, with Stone Base, internal illumination	152 SF total, 38 SF per sign (total 4 signs)	Panel height is 1'-0" per tenant, 3 panels	Overall sign is 4'-9" in height, Panels are 1'-0" in height	Medium dark brown letters on light panel
Freestanding Directional Signage	Sec. 12-203 (13 C) 15 SF maximum		Hilltop Directional Signs	Backlit Panel signs mounted on Metal Background, with Stone Base, internal illumination	15 SF per sign, total number of directional signs to be determined.	Varies	Overall sign is 5'-9" in height	Medium dark brown letters on light panel
Blade Signs	Not addressed in ordinance		Tenant Blade Signs	Wooden or Metal Blade signs with Tenant Name & HVC logo (optional), no Tenant logos allowed; single color	6 SF maximum per sign; 1 Sign/Tenant; total number of signs to be determined.	4" letter height	Mounted under canopy	Medium dark brown letters on light panel
Building Mounted Tenant Signs	Sec. 12-203 (8) 563 SF maximum		Anchor Tenant (100,000 sf or more) Signs	Channel Letters on Raceway, lit box tagline, individual logos	1,386 SF distributed across 8 signs at Wegmans	Varies, 5'-2" max letter height; logo height 12'-8"	Below roof line	Varies; Black edge
Building Mounted Tenant Signs	Sec. 12-203 (9) included in totals below		Junior Anchor Tenant (15,000-99,999 sf) Signs	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade	240 SF on foursides, included in totals below	3'-6" letter height; logo height 7'-0"	Below roof line	Varies; Black edge
Building Mounted Tenant Signs	Sec. 12-203 (9) included in totals below		1-Story or 1 st Floor Major Tenant Signs (3,500-14,999 sf) Signs	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade	150 SF maximum per tenant, included in totals below, number of tenants to be determined	3'-6" letter height; logo height 7'-0"	Below roof line	Varies; Black edge

SIGNAGE FOR HILLTOP VILLAGE CENTER

Type of Sign	Sec.12 - Zoning Ordinance	Symbol for Sign	Sign Use	Description of Sign	PROPOSED Max SF of Sign	Letter/Logo Size	Mounting Height Range	Letter / Logo Face/Edge Color
Building Mounted Tenant Signs	Sec. 12-203 (9) 638 SF maximum for Bldg A 315 SF maximum for 1st story Bldg B 200 SF maximum for Bldg C 237 SF maximum for Bldg D		1-Story or 1 st Floor Tenant Signs	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade	60 SF maximum, per sign 1140 SF total for Bldg A (19 signs max) 720 SF total for 1 st story Bldg B (12 signs max) 540 SF total for Bldg C (9 signs max) 360 SF total for Bldg D (6 signs max)	1'-6" letter height, logo height 3'-0"	Below roof line	Varies; Black edge
Building Mounted Tenant Signs	Sec. 12-203 (8) 210 SF maximum for 2nd story Bldg B		2nd Floor Tenant Signs	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade	60 SF maximum, per sign 600 SF total for 2nd story Bldg B (10 signs max); number of tenants to be determined.	1'-6" letter height, logo height 3'-0"	Below roof line	Varies; Black edge
Building Mounted Tenant Signs	Sec. 12-203 (8) 200 SF maximum, per sign		2nd Floor Major Tenant (3,500 sf or more) Signs	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade	75 SF maximum, included in total above; number of tenants to be determined.	2'-0" letter height; logo height 4'-0"	Below roof line	Varies; Black edge
Building Mounted Tenant Signs	Sec. 12-203 (8) 127.5 SF (85' frontage x 1.5')		Pad Building 1 (Bank)	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade; additional incidental directional signs and ATM signage not to exceed 50 S.F.	Approx. 150 SF with incidental signage not to exceed 50 SF; Max. number of building signs: 4; Max. number of incidental signs: 8	3'-0" max letter height	Below roof line	Varies
Building Mounted Tenant Signs	Sec. 12-203 (8) 113.7 SF (75.8' frontage x 1.5')		Pad Building 2 (Bank)	Individual internally illuminated channel letters with Plexiglas face lens mounted on building façade; additional incidental directional signs and ATM signage not to exceed 50 S.F.	Approx. 150 SF with incidental signage not to exceed 50 SF; Max. number of building signs: 4; Max. number of incidental signs: 8	3'-0" max letter height	Below roof line	Varies

SIGNAGE FOR HILLTOP VILLAGE CENTER								
Type of Sign	Sec.12 - Zoning Ordinance	Symbol for Sign	Sign Use	Description of Sign	PROPOSED Max SF of Sign	Letter/Logo Size	Mounting Height Range	Letter / Logo Face/Edge Color
	TOTAL Building Mounted Tenant signage, per ordinance, non-Office Building: 2,604.2 SF							
Building Mounted Tenant Signs	Sec. 12-203 (8) No one sign greater than 200 SF, 265 SF max		Office Building Tenant	Individual pin mounted letters, solid, uniform font & color, no illumination	40 SF maximum per sign; tenant layout is not currently available	2'-6" letter height, logo height 2'-6"	Below roof line	Varies
Building Mounted Tenant Signs	Sec. 12-203 (8) No one sign greater than 200 SF, total listed above		Major Tenant, Office Building (tenant occupies 20,000 sf or more)	Individual pin mounted letters, solid, uniform font & color, no illumination	100 SF maximum per sign, 1 sign per each of 3 sides per tenant, 4 Major Tenants maximum, 1200 SF maximum for whole building.	5'-0" letter and logo height maximum, 20'-0" length maximum	Below roof line	Varies
Office Entrance and Building Address Identification	Not addressed in ordinance		Office Entrance and Building Address Identification Sign	Individual pin mounted letters, and/or letters painted on Fabric Canopy or Fabric Awning.	8 SF per building	8" letter height	Below roof line	Varies; Black edge
Misc. Signs	No maximum SF noted in Ordinance		Seasonal Banners on Light Poles	Screen printed fabric of metal panels mounted on light poles	8 SF per banner	N/A	Bottom of sign 11'-3" maximum	Varies
Misc. Signs	No maximum SF noted in Ordinance		Street Light Pole with Banners	Screen printed fabric of metal panels mounted on light poles	3 SF per banner	N/A	Bottom of sign 8'-3" minimum	Varies
Misc. Signs	Not addressed in ordinance		Parking Garage	Channel letters & logo mounted on raceway on garage	180 SF max, each of 2 sides; Accessory signs shall not exceed 15 SF cumulative total	2'-6" letter height	Top of sign 40'-0" maximum	Varies
Historical Marker*	Not addressed in ordinance	No image is shown in plan	Describes historical events in the area	TBD	TBD	TBD	TBD	TBD

* In accordance with Proffer 9.d of RZ 2008-MD-003, and design will be based on consultation with the Heritage Resources Division.

Freestanding Signs

A hierarchy of freestanding signs for Hilltop Village Center has been developed to correspond to the hierarchy of entrance points and directional information. Substantial ground mounted signs denote key entrances while secondary entrances are marked with signs that are smaller but of a consistent design type.

Directional signs to assist in general flow through the site are designed to be visually legible from a further distance, while signs intended to direct smaller traffic patterns such as parking areas or movement through the drive-through bank teller, are smaller for more concise instruction. The plan shows probable locations for these signs. Locations are subject to change due to final design and engineering requirements. Because of the fluctuations in design and market conditions, flexibility is needed to relocate directional signs for future leasing conditions; directional sign locations may be modified so long as they are in substantial conformance with the applicable CSP.

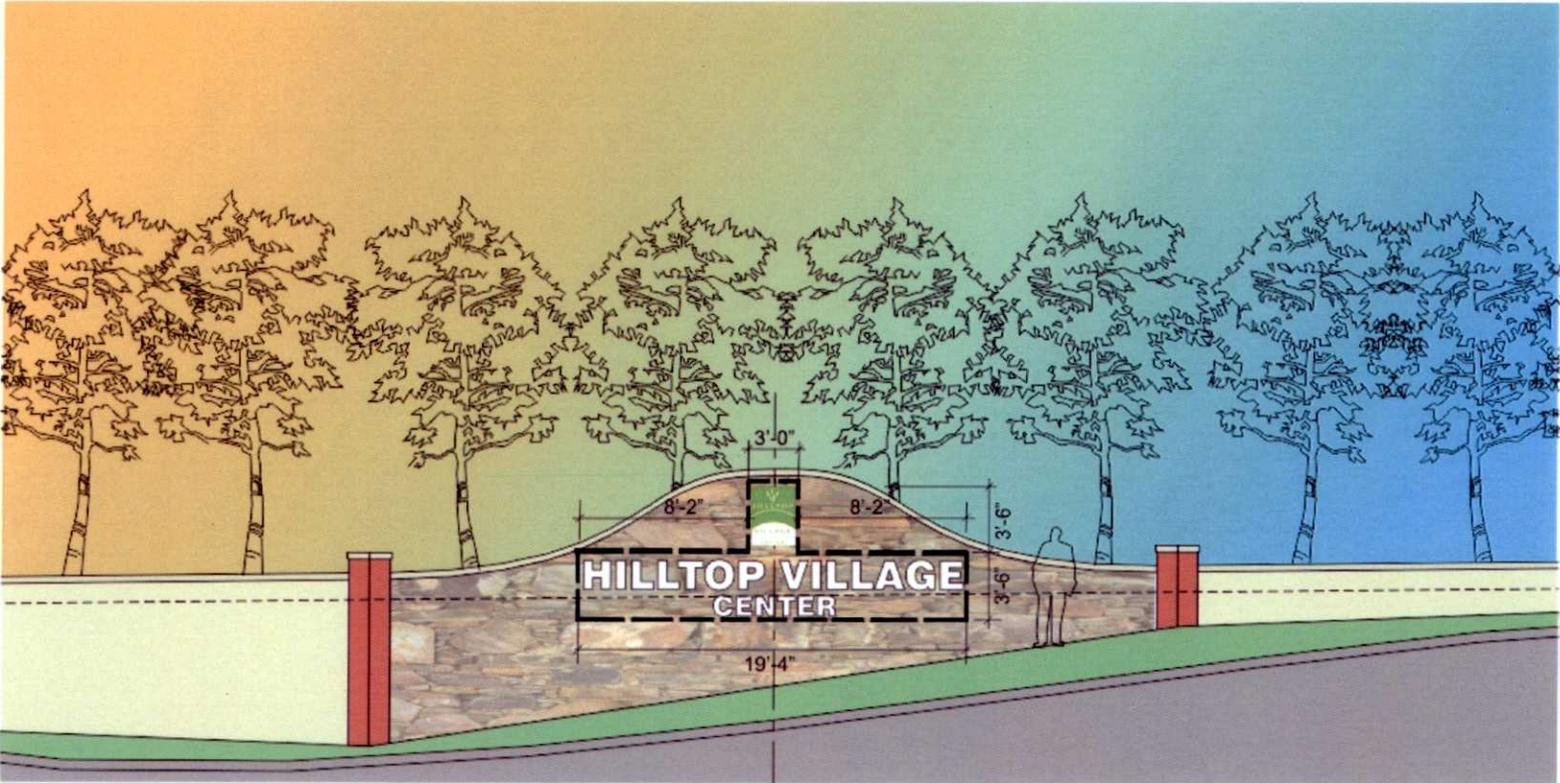
Hilltop Sign Guidelines

Freestanding Signs

-  Hilltop Village Center Sign (Primary)
-  Hilltop Village Center Sign (Secondary)
-  Hilltop Directional Sign



Hilltop Village Center Sign (Primary):



This monument sign marks the entrance at the corner of Beulah Street and Telegraph Road. It identifies the center in order to provide visibility to vehicular traffic. The entrance feature may incorporate the name and logo of the center. It will be illuminated externally.

DESCRIPTION:

Pin Mounted signs on stone background 100 S.F. max sign area

GRAPHICS / LETTERING

- White letters on stone retaining wall
- Logo mounted to stone, ground mounted light
- 1' – 4" Sign Band
- External Illumination

Hilltop Village Center Sign (Secondary):

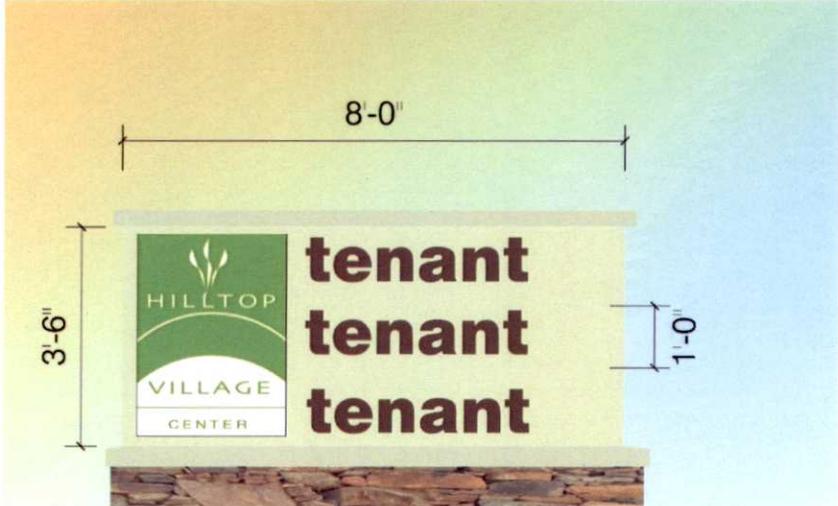
These monument signs mark the entrances along Beulah Street and Telegraph Road. The entrance features may incorporate the name and logo of the center, as well as the names of tenants. They will be illuminated internally.

DESCRIPTION:

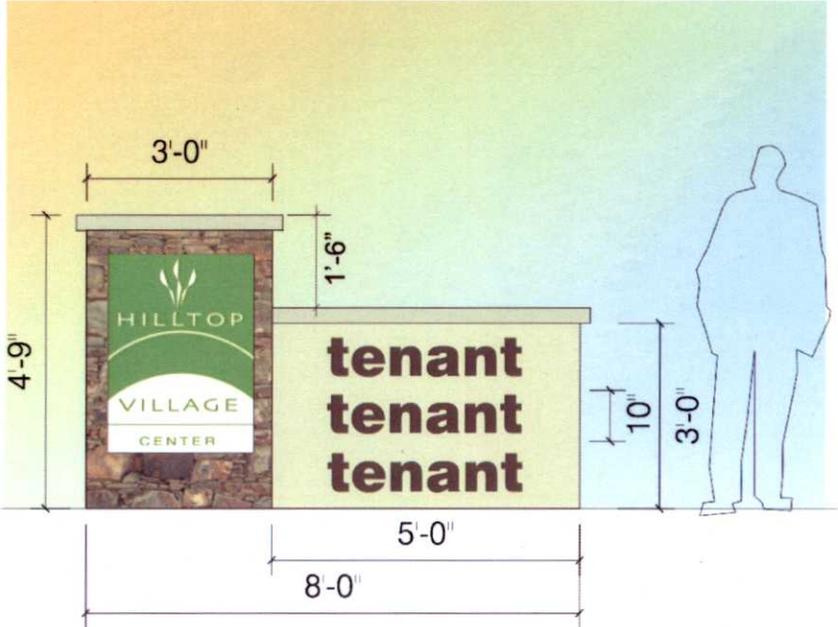
Letters routed with push through acrylic faces
 Mounted on metal background with stone base
 38 S.F. max sign area per sign

GRAPHICS / LETTERING

- Medium dark letters on metal panel
- Logo mounted to metal or stone, backlit
- Corporate logos allowed
- 1-0" lettering, maximum
- Internal illumination
- Three lines maximum, per sign.
- Depth of sign not to exceed 18"



Option 1



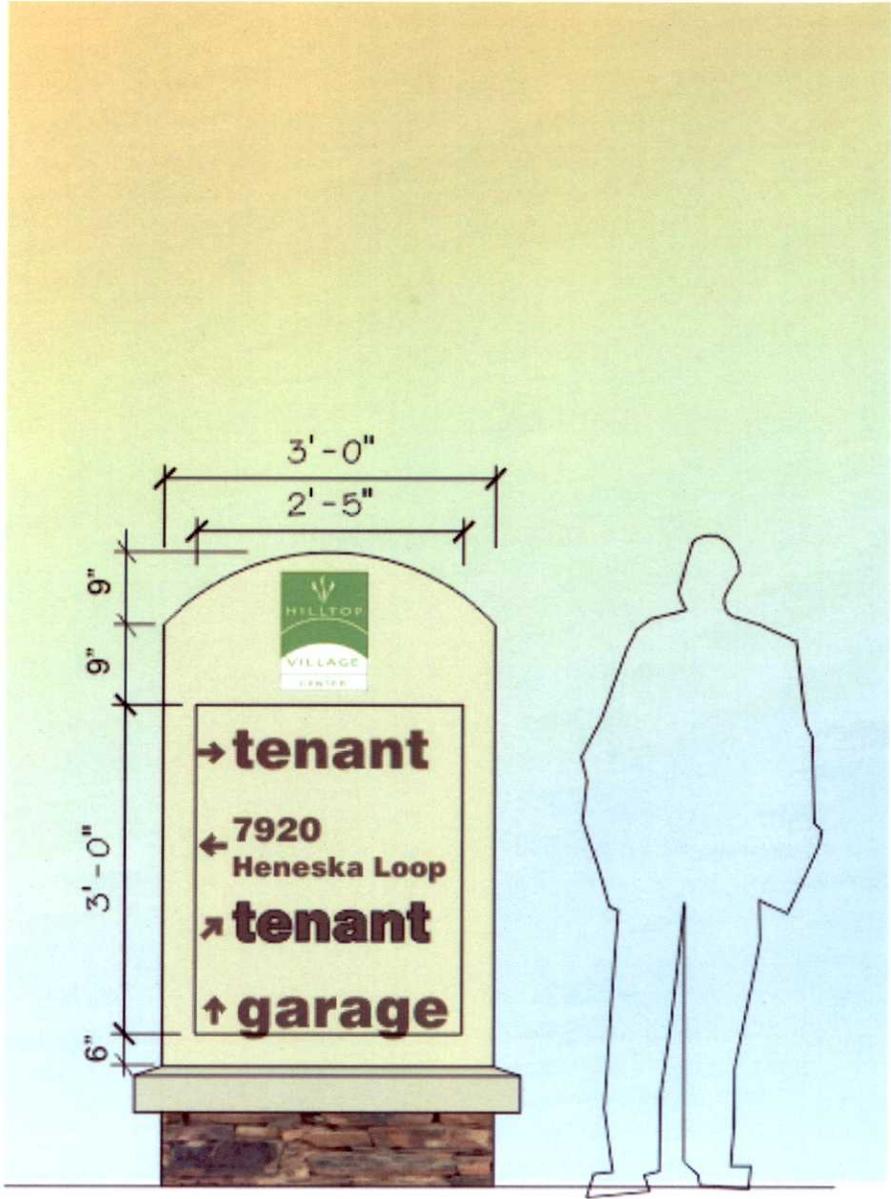
Option 2

Hilltop Directional Signs:

Directional Signs are located within the center to assist in general vehicular flow through the site. They direct customers and visitors to the shopping, office or parking portions of the center. Signs will have internal illumination.

DESCRIPTION:
Letters routed with push through acrylic faces
Max height of sign 4'-9" above 1'-0" base
15 S.F. max sign area per sign.
Total number of directional signs to be determined.

GRAPHICS / LETTERING
Medium dark letters on metal panel
Logo mounted to metal or stone, backlit
Corporate logos allowed
1'-0" lettering, maximum
Internal illumination
Depth of sign not to exceed 18"



Tenant Signs

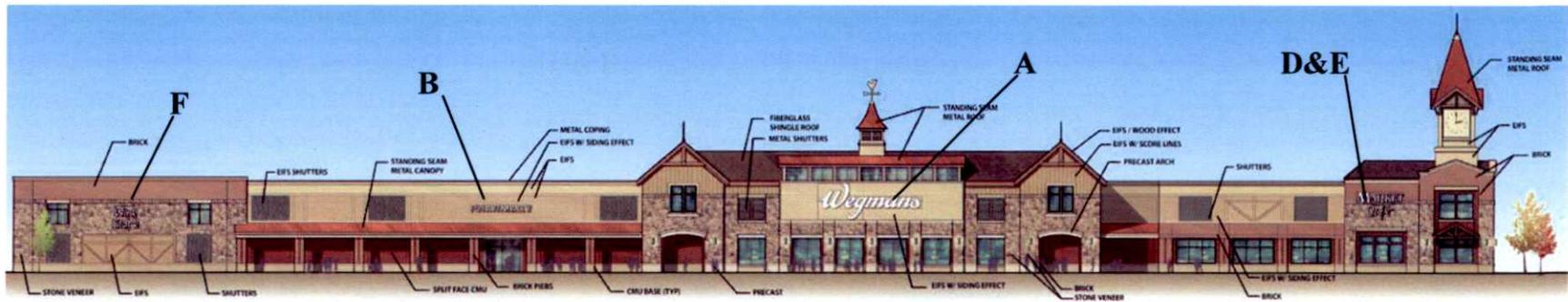
Hilltop Sign Guidelines

Tenant Signs

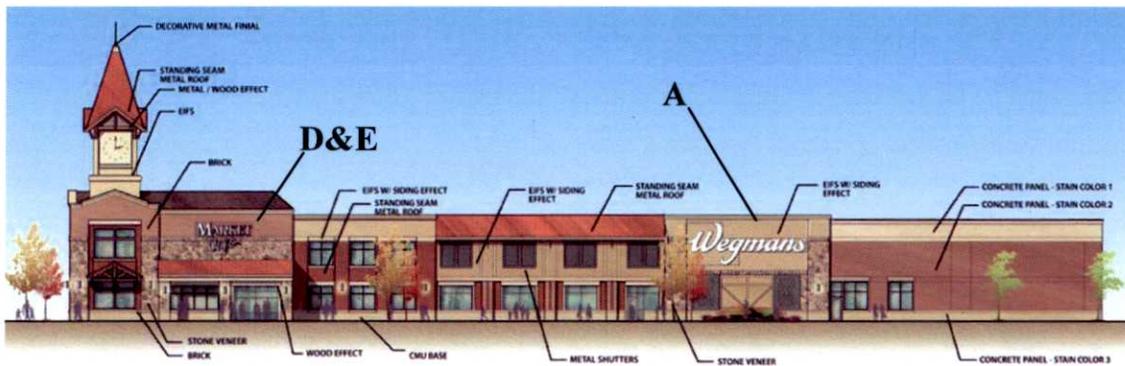
- ★ Anchor Tenant Signs
- ⬠ Junior Anchor Tenant Signs
- ⊙ 2nd Floor Major Tenant
- ⊕ 1-Story or 1st Floor Major Tenant
- ✦ 1-Story or 1st Floor Tenant
- ⬤ 2nd Floor Tenant
- ▲ Office Building Signs
- ▭ Pad Building Signs
- Tenant Blade Signs
- Office Entrance and Building Address Identification



Hilltop Sign Guidelines



NORTH ELEVATION



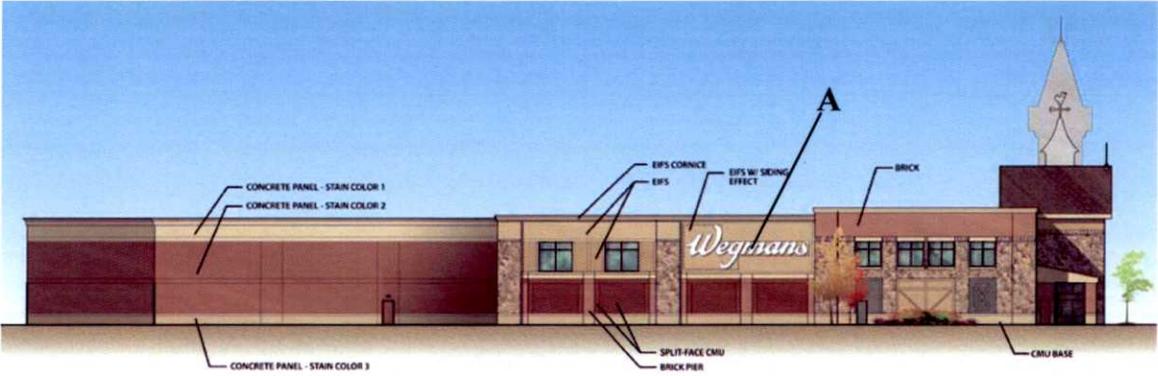
WEST ELEVATION

★ Anchor Tenant Signs

Tenants signs depicted reflect current leasing conditions. However, tenant mix may change and therefore signs are subject to modification as marketing trends prevail. Tenant will have the availability to display illuminated signs behind storefront glass. Current Tenant configuration contains a total of 1386 SF of signage.



SOUTH ELEVATION

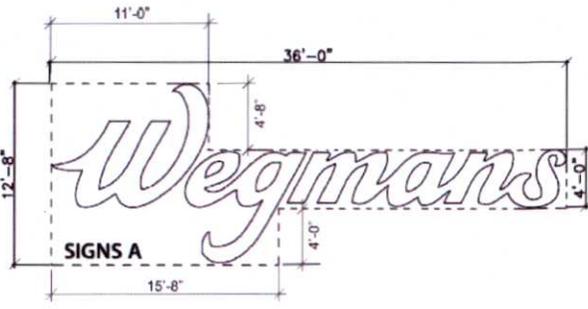


EAST ELEVATION

★ Anchor Tenant Signs Type A:

DESCRIPTION:
 Channel Letters
 Lighted box Tagline signs
 The total amount of signage can be allotted where it best directs, advertises and informs.

GRAPHICS / LETTERING
 Tenant Logos allowed
 260 SF maximum for each of four signs, one per side



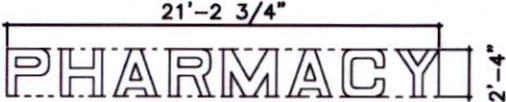
★Anchor Tenant Signs Type D&E:

DESCRIPTION:
Channel Letters
Front elevation: 120 SF
Side Elevation: 120 SF



★Anchor Tenant Signs Type B:

DESCRIPTION:
Channel Letters
Front: 50 SF



SIGN B

★Anchor Tenant Signs Type F:

DESCRIPTION:
Channel Letters
Front: 56 SF



SIGN F



Actual tenant demising to be determined by market conditions.

Single Story Tenant Signs:

DESCRIPTION:

Channel Letters with interior illumination
 18” from Tenant demising walls
 Signs may be dispersed in varying configurations
 The total amount of signage can be allotted where it best directs, advertises and informs.

Elevations are for illustrative purposes only and do not depict final design of the building.

LENGTH OF SIGN:

Maximum length of sign will be determined as 75% of exterior wall of each tenant space.



SINGLE STORY TENANT
 Tenant Logos allowed max height 3’-0”
 Max Letter Height: 2’-0” if two lines of text are used they shall have a maximum 18” letter height each
 60 SF maximum sign area



SINGLE STORY MAJOR TENANT (3,500-14,999 SF or more)
 Max Letter Height: 3’ 0” if two lines of text are used they shall have a maximum 2’ 0” letter height each
 Logo height: 4’-0”
 75 SF maximum per sign (end tenants may have signs on end elevation as well)



1st Floor Tenant Signs:

DESCRIPTION:

Channel Letters with interior illumination
 18" from Tenant demising walls
 Signs may be dispersed in varying configurations
 The total amount of signage can be allotted where it best directs, advertises and informs.

Elevations are for illustrative purposes only and do not depict final design of the building.

LENGTH OF SIGN:

Maximum length of sign will be determined as 75% of exterior wall of each tenant space.

Actual tenant demising to be determined by market conditions.



1ST FLOOR TENANT

Tenant Logos allowed max height 3'-0"
 Max Letter Height: 2'-0" if two lines of text are used they shall have a maximum 18" letter height each
 1.5 SF per linear foot of Building Frontage
 60 SF maximum sign area



1ST FLOOR MAJOR TENANT (3,500-14,999 SF or more)

Max Letter Height: 3' 0" if two lines of text are used they shall have a maximum 2' 0" letter height each
 Logo height: 4'-0"
 1.5 SF per linear foot of Building Frontage
 75 SF maximum per sign (may be comprised of several signs on either the 1st or 2nd floor, but not on the same facade)



2nd Floor Tenant Signs:

DESCRIPTION:
 Channel Letters with interior illumination
 18” from Tenant demising walls
 Signs may be dispersed in varying configurations
 The total amount of signage can be allotted where it best directs, advertises and informs.

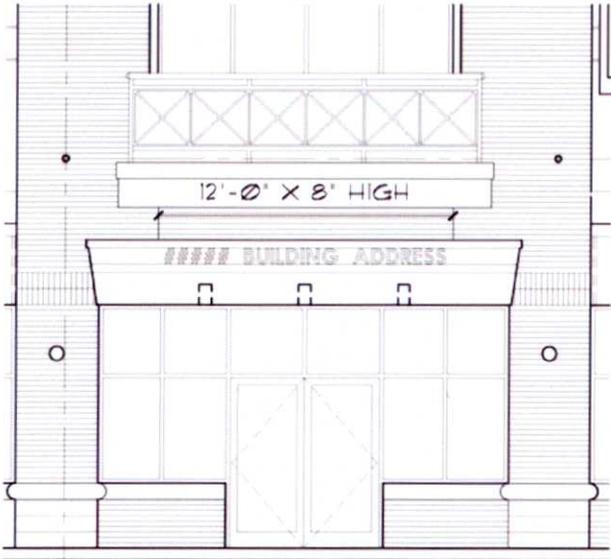
Elevations are for illustrative purposes only and do not depict final design of the building.

LENGTH OF SIGN:
 Maximum length of sign will be determined as 75% of exterior wall of each tenant space.

Actual tenant demising to be determined by market conditions.

- 2nd FLOOR TENANT**
 Tenant Logos allowed max height 3’-0”
 Letter Height: 18”
 1.5 SF per linear foot of Building Frontage
 60 SF maximum sign area

- 2nd FLOOR MAJOR TENANT (3,500 SF or more)**
 Max Letter Height: 2’-0” if two lines of text are used they shall have a maximum 18” letter height each
 Logo height: 4’-0”
 1.5 SF per linear foot of Building Frontage
 75 SF maximum sign area



Office Entrance and Building Address Identification Sign:

DESCRIPTION:
Individual pin mounted letters, and/or letters painted on Fabric Canopy or Fabric Awning.

Elevations are for illustrative purposes only and do not depict final design of the building.

GRAPHICS / LETTERING
Font: Goudy
Color: Multiple Colors
Letter Height: 8"
8 SF maximum sign area



▲ Office Building:

DESCRIPTION:

Pin Mounted (non illuminated) signs
 Signs may be dispersed in varying configurations
 Font: Goudy
 Color: Black
 Sign placement limited to top half of building, excluding first floor tenants.

TENANT:

40 SF maximum sign area
 Letter Height: 30"
 Tenant Logos allowed 30" height Max

MAJOR TENANT (A major office tenant is defined as a tenant occupying 20,000 or more SF of office building.)

Letter Height: 3'-6"
 Logo Height: 3'-6"
 100 SF maximum, per sign

Elevations are for illustrative purposes only and do not depict final design of the building.

Pad Building 1:



- Tenant signs depicted reflect current leasing conditions. However tenant may change and therefore signs are subject to modification as marketing trends prevail. The Applicant reserves the right to provide tenant-specific signage, provided the signage does not exceed the square footage noted herein.

DESCRIPTION:

Channel Letters with interior illumination

150 S.F. of building mounted signage (not to exceed 1.5 S.F. per linear ft of frontage on street faces), and additional incidental directional signs and ATM signage not to exceed 50 S.F. will be allowed for the pad building.

The total amount of signage can be allotted where it best directs, advertises and informs.

GRAPHICS / LETTERING

Font and color: Tenant logos and color schemes allowed

Letter Height: 3' 0" max





BB&T

NOTE : When white faces are used, the returns will be BB&T burgundy

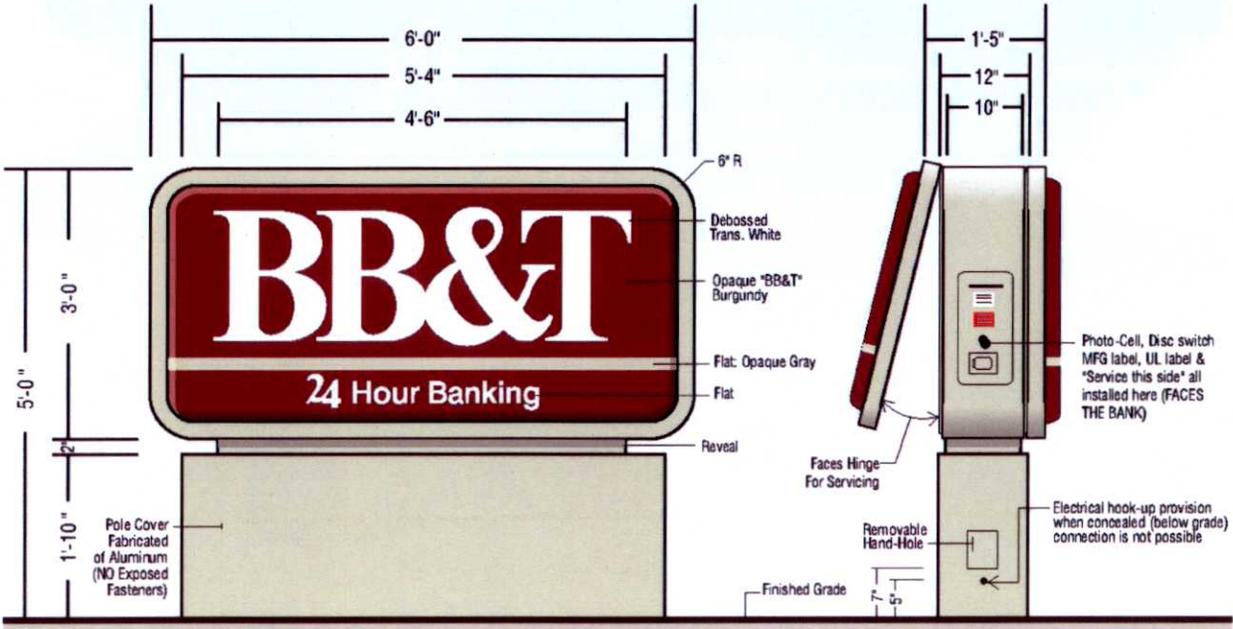
NOTE : STUD PLACEMENT TO BE CONSISTENT REGARDLESS OF LETTER TYPE

BB&T

NOTE : When burg. faces are used, the returns will be BB&T gray

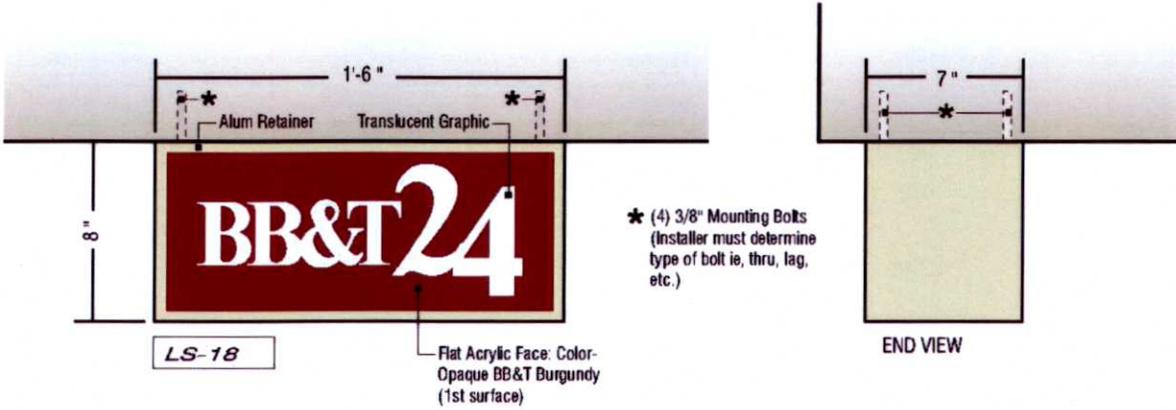


INCIDENTAL SIGNAGE





INCIDENTAL SIGNAGE



Lane Signs

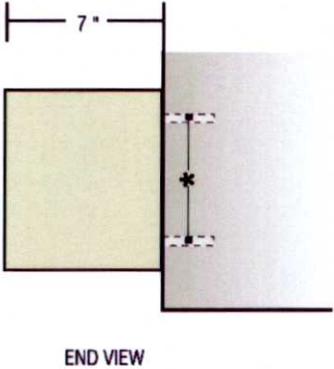
Scale: 1 1/2" = 1'-0"

(1) 8" x 1'-6" x 4" Deep single face internally illuminated "Lane" sign fabricated of aluminum & finished in acrylic urethane enamel to match BB&T's corporate gray.

Face of 3/16" white acrylic. Face Color: Opaque BB&T Burgundy field with translucent white graphic.

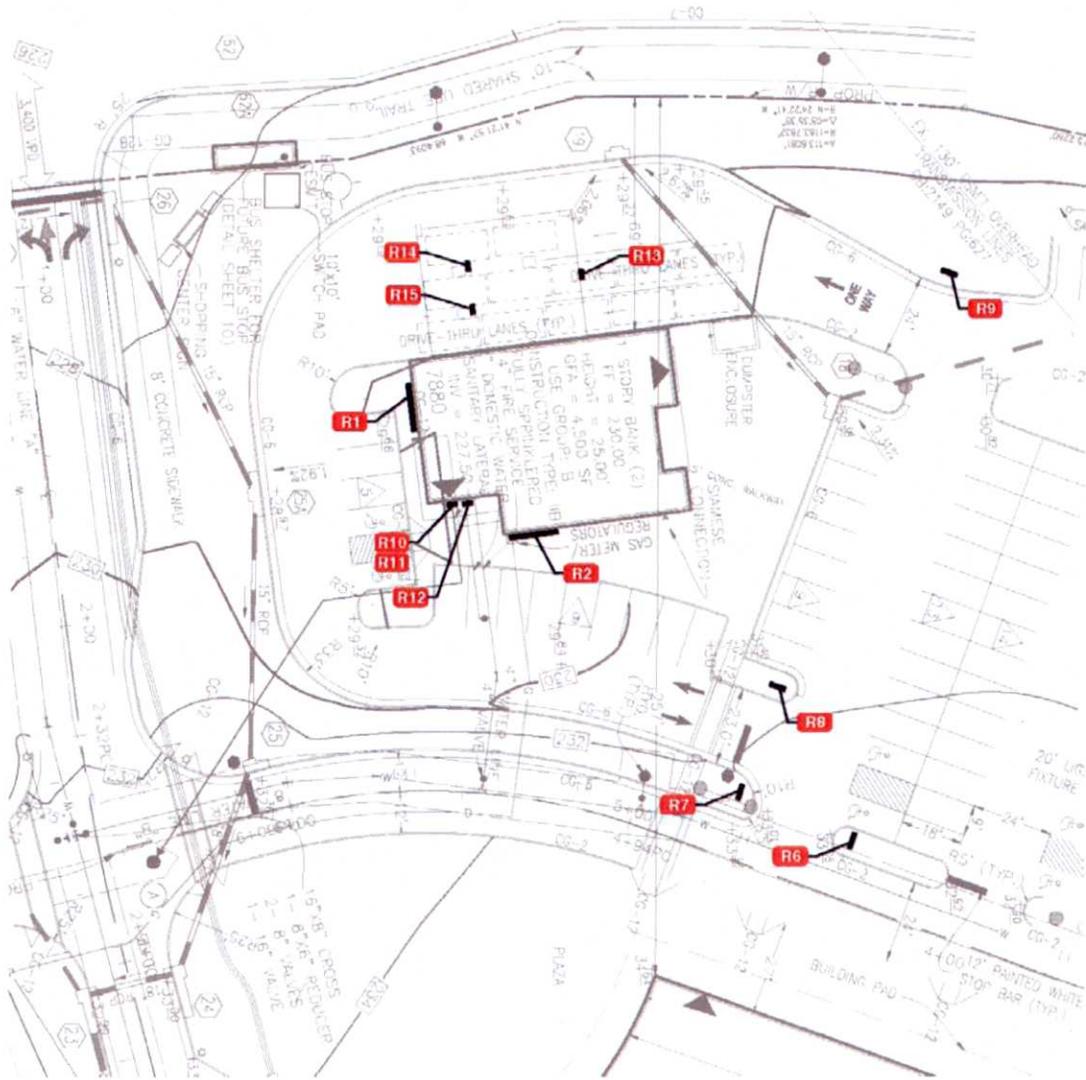
Internal illumination by 13mm white neon grid. Transformer located in sign. All wiring UL approved.

Sign installed onto lane canopy via threaded non-corrosive studs.



MISCELLANEOUS SIGNAGE

Pad Building 2:



List of Signs		
<i>Recommendation</i>		
R1	IL-24-W Illuminated Letters	BUILDING SIGNAGE
R2	IL-24-W Illuminated Letters	
R6	D-3-NL Non-Illuminated Directional	INCIDENTAL SIGNAGE
R7	D-3-NL Non-Illuminated Directional	
R8	D-3-NL Non-Illuminated Directional	
R9	D-3-NL Non-Illuminated Directional	
R10	'No Hat' Security Door Cling	MISCELLANEOUS SIGNAGE
R11	V-1 Door Vinyl	
R12	M-7 Message Plaque (Card Swipe)	
R13	M-3 Message Plaque (Clearance)	
R14	FDIC Plaque	
R15	FDIC Plaque	

Hilltop Sign Guidelines



- Tenant signs depicted reflect current leasing conditions. However tenant may change and therefore signs are subject to modification as marketing trends prevail. The Applicant reserves the right to provide tenant-specific signage, provided the signage does not exceed the square footage noted herein.

DESCRIPTION:

Channel Letters with interior illumination

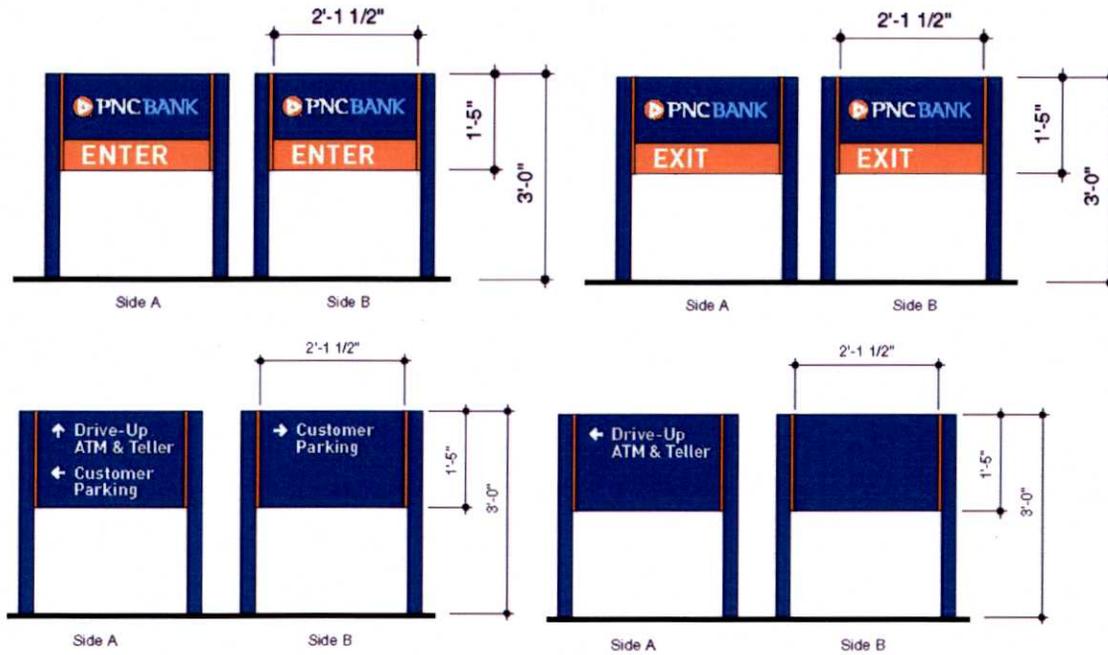
150 S.F. of building mounted signage (not to exceed 1.5 S.F. per linear ft of frontage on street faces), and additional incidental directional signs and ATM signage not to exceed 50 S.F. will be allowed for the pad building.

The total amount of signage can be allotted where it best directs, advertises and informs.

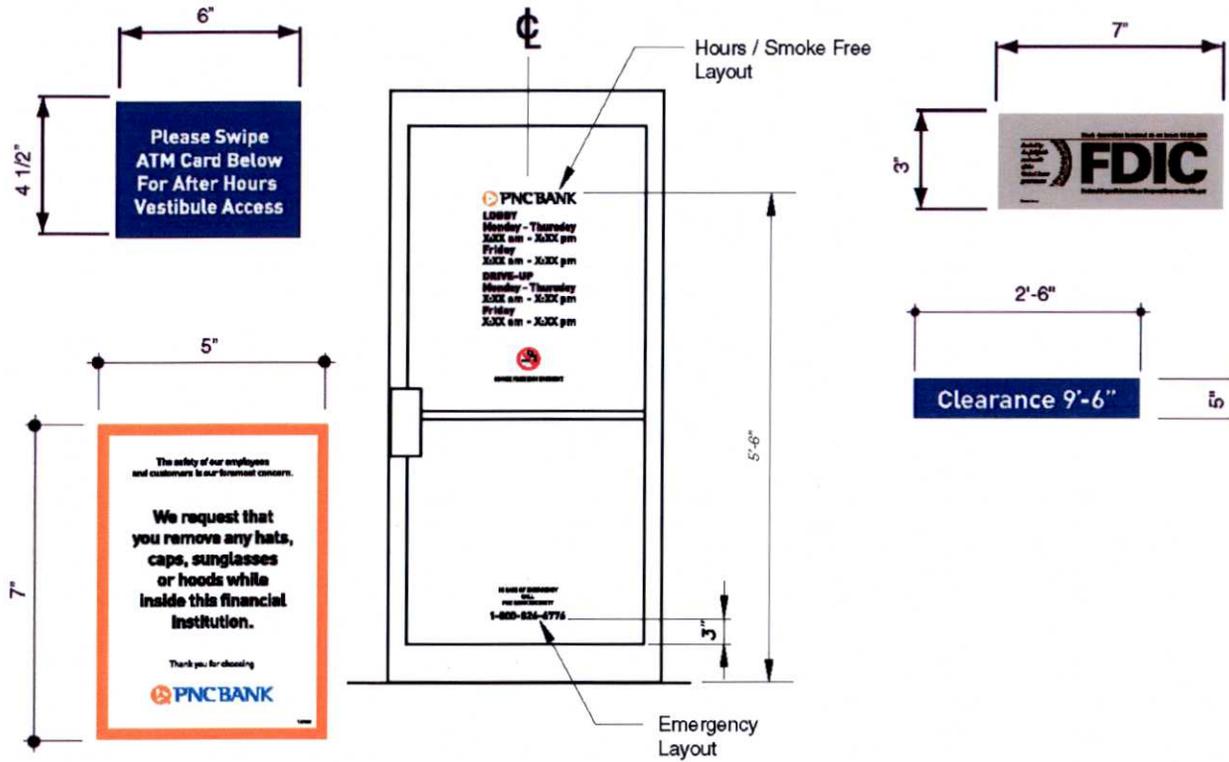
GRAPHICS / LETTERING

Font and color: Tenant logos and color schemes allowed

Letter Height: 3' 0" max



INCIDENTAL SIGNAGE



MISCELLANEOUS SIGNAGE

► **Tenant Blade Signs:**

If the final design incorporates awnings, these signs may be suspended from the awning above and are located to provide optimal information at tenant entrances.

DESCRIPTION:

Blade Sign mounted on cantilevering Metal frame.

- Maximum of 1 sign per tenant (to be installed by Landlord)
- Graphics on 2 sides
- 6 S.F. max
- Single color

Wooden or Metal Blade sign with Painted Tenant Name and Shopping Center Logo (Logo Optional)

Tenant logos not allowed.

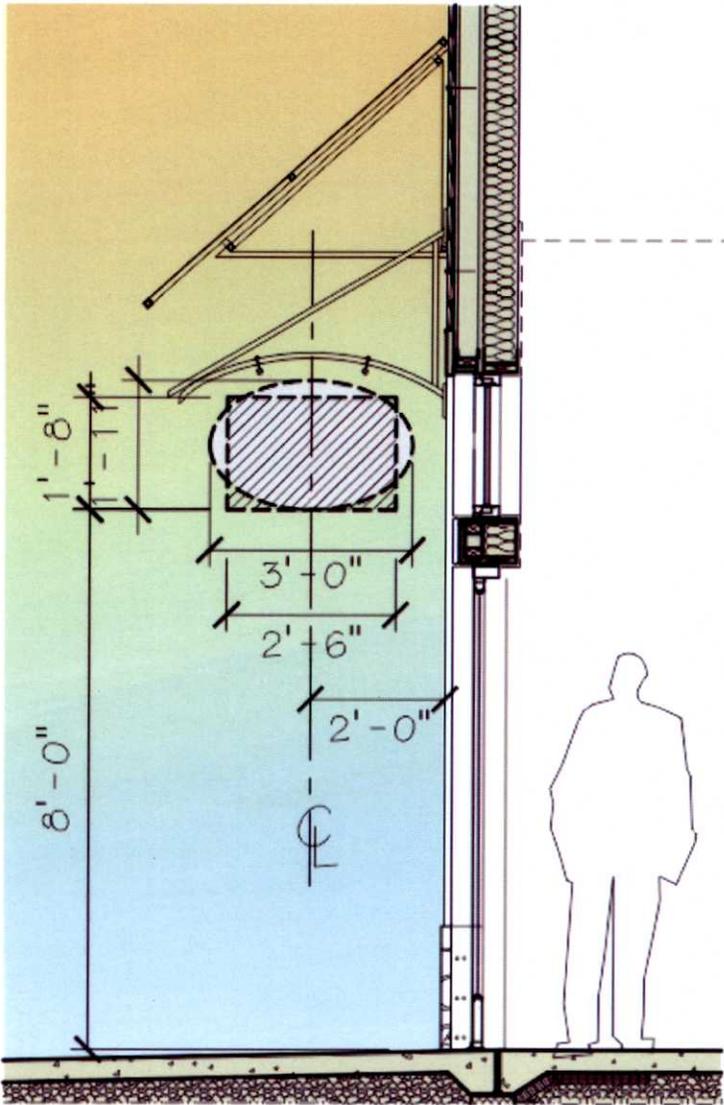
Total number of blade signs to be determined.

GRAPHICS / LETTERING

Lettering: Painted lettering

Letter Height: 6"

Letter Color: Brown



Miscellaneous Signs

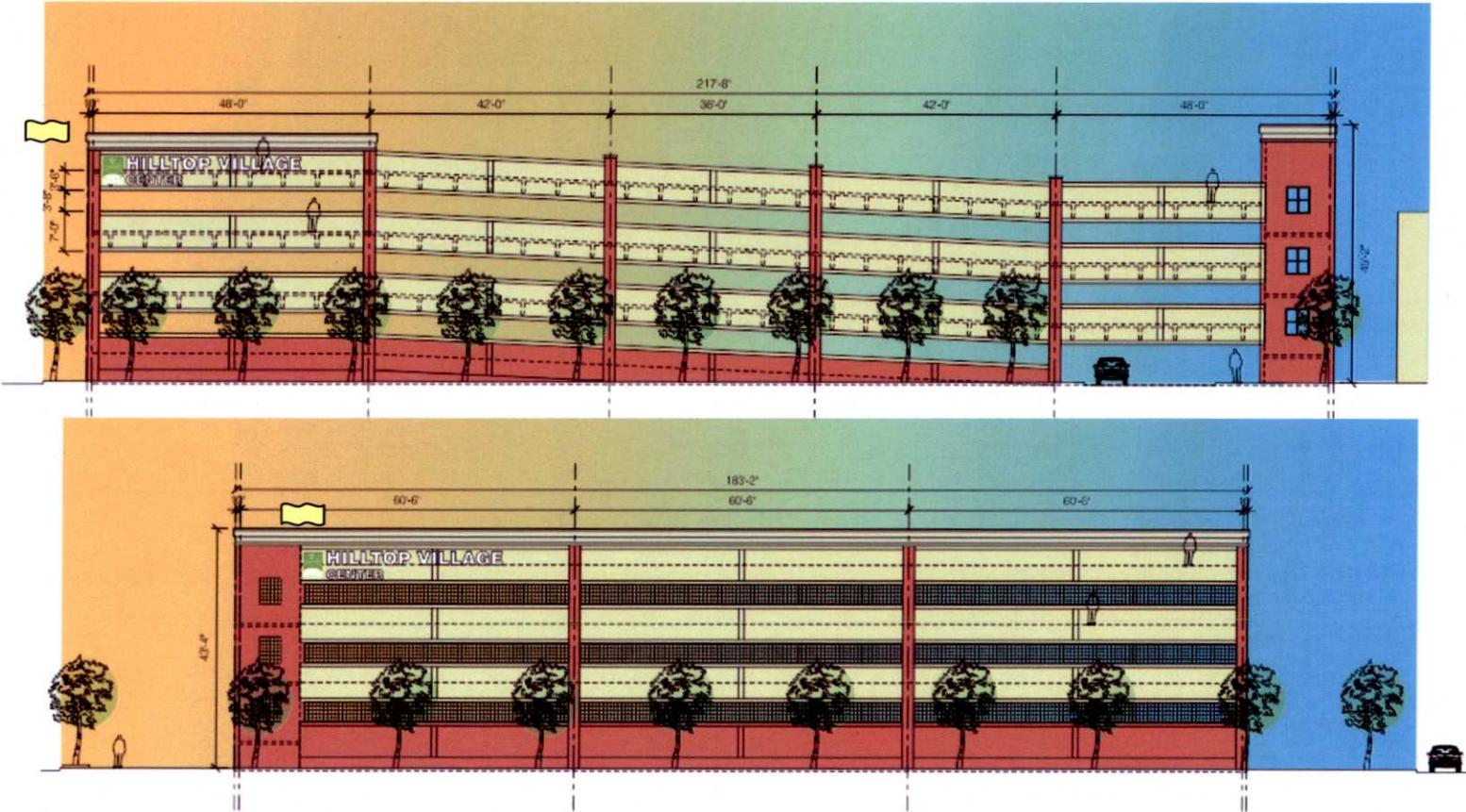
Miscellaneous signs are needed throughout the site to provide additional information. Some of these signs mark site amenities such as the parking garage. Others provide community spirit through seasonal and community banners. Because of the fluctuations in design and market conditions, flexibility is needed to relocate signs for future leasing conditions; sign locations may be modified provided they are in substantial conformance with the CSP.

Hilltop Sign Guidelines

Miscellaneous Signs

-  Parking Garage Signs
-  Light Pole Banners
-  Street Light Pole Banners





Parking Garage Signs:

The parking garage serves the retail and office portion of the center. Signs are used to provide identification of the parking garage for vehicular traffic. One Center identification sign will be permitted for each of two sides of the garage. Accessory signs, which inform the visitor of fees, regulations, clearances, and other information, will be permitted not to exceed 15 square feet in area on the outside of the garage. The accessory signs may be either building mounted or free standing, and will complement the architectural style of the garage.

DESCRIPTION:
 Channel letters mounted on raceway on precast garage panels.
 Maximum sign area 180 S.F.

GRAPHICS / LETTERING
 Font: Goudy
 Letter Height: 2'6"

* Light Pole Banners:

Light pole banners are used to create a festive and seasonal atmosphere. They may contain the name and logo of the center but will not contain specific Tenant names or logos. They may advertise community or center sponsored events.

DESCRIPTION:

Banners Mounted on Light poles in Parking Areas

8 S.F. per Banner max

Banners may be constructed using metal or durable fabrics.

Total number to be determined.

GRAPHICS / LETTERING

Seasonal Graphics Banners and

Shopping Center Identification Banners

5' x 1' 6" Banners

◆ Street Light Pole Banners:

Street light pole banners are used to create a festive and seasonal atmosphere. They may contain the name and logo of the center but will not contain specific Tenant names or logos. They may advertise community or center sponsored events.

DESCRIPTION:

Banners Mounted on Light poles along street areas

3 S.F. per Banner max

Banners may be constructed using metal or durable fabrics.

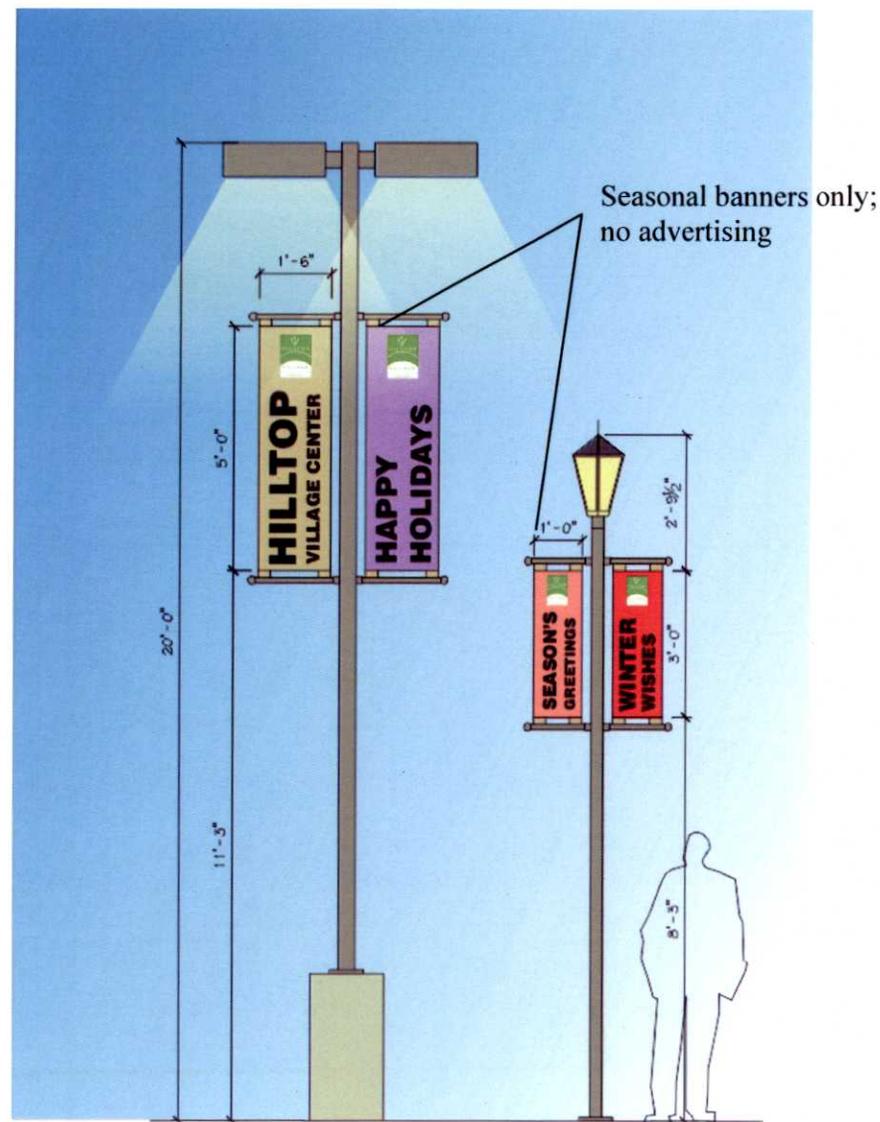
Total number to be determined.

GRAPHICS / LETTERING

Seasonal Graphics Banners and

Shopping Center Identification Banners

3'-0" x 1'-0" Banners



* LIGHT POLE

◆ STREET LIGHT

FAIRFAX COUNTY ZONING ORDINANCE

12-105 Sign Measurements

- 1. Except as qualified below, the area of a sign shall mean and shall be computed as the entire area within a single continuous rectilinear perimeter of not more than eight (8) straight lines enclosing the extreme limits of writing, representation, emblems or a figure of similar character together with all material, color or lighting forming an integral part of the display or used to differentiate the sign from the background against which it is placed.
The area of a sign(s) located on a raceway shall be computed in accordance with the provisions of Par. 2 below.
- 2. The area of building-mounted signs composed of individual letters and/or symbols shall be computed in accordance with one of the following methods:
 - A. If the space between the proposed individual letters and/or symbols is less in dimension than the width of the largest unit, the computation shall be made in accordance with a strict application of the provisions of Par. 1 above.
 - B. If the space between the proposed individual letters and/or symbols is greater than the width of the largest unit, the computation may be based on the total area within rectangular enclosures surrounding each individual unit.
- 3. The area of a sign designed with more than one (1) exterior face shall be computed in accordance with one of the following methods:
 - A. If the sign faces are separated by an interior angle of forty-five degrees (45°) or greater, all faces shall be included in computing the area of the sign.
 - B. If the sign faces are separated by an interior angle that is less than forty-five degrees (45°), the computation of the area of the sign shall be as follows:
 - (1) The area of one (1) face shall be used when the two (2) faces are equal in area.
 - (2) The area of the larger face shall be used when the two (2) faces are unequal in area.

-
- C. If the sign faces are parallel to one another, the computation of the area of the sign shall be as follows:
- (1) The area of one (1) face shall be used when the interior distance or space between the two (2) faces is eighteen (18) inches or less.
 - (2) The area of one (1) face and the area of one (1) side or interval between faces shall be used when the interior distance or space between the two (2) faces is greater than eighteen (18) inches.
4. The supports, uprights or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights or structure area are designed in such a manner as to form an integral background of the display; except, however, when a sign is placed on a fence, wall, planter, or other similar structure that is designed to serve a separate purpose other than to support the sign, the entire area of such structure shall not be computed. In such cases, the sign area shall be computed in accordance with the provisions of Par. 1 above.
5. Unless specifically qualified, the area of any sign permitted by Sect. 103 above shall not be calculated in determining allowable sign area.
6. The height of a sign shall be calculated as the maximum vertical distance from the uppermost extremity of a sign or sign support to the average ground level at the base of the sign.



County of Fairfax, Virginia

MEMORANDUM

DATE: May 24, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation 

SUBJECT: Transportation Impact

FILE: 3-4 (RZ 2008-MD-003)

REFERENCE: CSP 2008-MD-003; Hilltop Sand and Gravel Company Inc.
Traffic Zone: 1488
Land Identification: 100-1 ((1)) Parts of 9, 11A, 11A1, 14, and 15

The following comments reflect the position of the Department of Transportation and are based on the Proposed Sign Plan text dated April 2, 2010.

The applicant is seeking approval for placement of various commercial signs within the proposed mixed use development and retail center. All traffic regulatory signs should conform to the Manual of Uniform Traffic Control Devices published by the Federal Highway Administration. The placement of all signing should ensure adequate sight distance is maintained for motorists driving adjacent to, or within the site.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services.

DRAFT PROFFERS**Hilltop Sand and Gravel Company, Inc.****RZ 2008-MD-003****January 16, 2009**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Hilltop Sand and Gravel Company, Inc. (hereinafter referred to as the "Applicant"), for itself, successors and assigns in RZ 2008-MD-003, filed for property identified as Tax Map 100-1 ((1)) 9 part, 11A, 11A1, 14, and 15 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property from the R-1 and I-3 Districts to the PDC District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for mixed-use development. These proffers shall replace and supersede all previous proffers, if any, approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN
 - a. Subject to the provisions of 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of ten (10) sheets prepared by Dewberry & Davis LLC, dated February 12, 2008 and revised through January 16, 2009.
 - b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor modifications to the building footprints shown on the CDP/FDP and make other modifications provided that such modifications are in substantial conformance with the CDP/FDP as determined by the Zoning Administration, and do not decrease the amount and location of open space, limits of clearing and grading, landscaping, or distances to peripheral lot lines as dimensioned on the CDP/FDP.
 - c. Notwithstanding that the CDP/FDP is presented on ten (10) sheets and said CDP/FDP is the subject of Proffer 1.a. above, it shall be understood that the CDP shall be limited to the location and amount of open space, limits of clearing and grading, and the maximum square footage of office and retail development. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of, or a portion of, the

CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

- d. Any of the buildings shown on the CDP/FDP may be the subject of a partial and separate Proffered Condition Amendment (PCA) and/or FDPA without joinder and/or consent of the other building owners as determined by the Zoning Administrator pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. Previously approved proffered conditions applicable to buildings that are not the subject of such a PCA or FDPA shall otherwise remain in full force and effect.

2. USES

- a. As shown on the CDP/FDP, the Application Property shall be developed with office and retail uses. Development on the Application Property shall include a maximum of 367,000 square feet of gross floor area (GFA).
- b. The Application Property shall include 113,000 square feet of GFA of office use, and 254,000 square feet of GFA of retail sales establishment use. The construction of these uses may be phased.
- c. Prior to public occupancy of the grocery store shown on the CDP/FDP, the landfill operated on property identified as 100-1 ((1)) pt. 9 shall cease accepting construction and demolition debris.

3. TRANSPORTATION

- a. Right-of-way Dedications
 - i. At time of site plan approval for the Application Property, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple to the Board of Supervisors, such additional right-of-way on Telegraph Road to accommodate the proffered road widening and installation of turn lanes, to include easements and/or rights-of-way for signal poles and other similar facilities required for the proffered improvements between Beulah Street and the existing DCEETA entrance/Hilltop entrance.
 - ii. At time of site plan approval for the Application Property, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple to the Board of Supervisors, such additional right-of-way on Telegraph Road to accommodate the additional through lane, turn lane, bike lane, and shared use trail along the Application Property's Telegraph Road frontage as shown on the CDP/FDP between the DCEETA entrance and the

off-site Parcel identified as Fairfax County tax map reference 100-1 ((1)) 16.

- iii. At time of site plan approval for the Application Property, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple to the Board of Supervisors, right-of-way up to 59 1/2 feet from the October 2008 proposed centerline along the Telegraph Road frontage of the off-site parcels identified as Fairfax County tax map reference 100-1 ((1)) 9 (part), 17 and 23A. Dedication based on the VDOT October 2008 Public Information Hearing Plans shown for the Telegraph Road improvement (designated as the "Southern Segment") as part of VDOT Plan 0611-029-303.
 - iv. At the time of site plan approval for the Application Property, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple to the Board of Supervisors such additional right-of-way on Beulah Street to accommodate the proffered road widening and installation of turn lanes, to include easements and/or rights-of-way for signal poles and other similar facilities required for the proffered improvements.
 - v. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.
- b. Telegraph Road Improvements: Prior to the issuance of any non-residential use permit (hereinafter referred to as "Non-RUP") for the Application Property unless incorporated into the improvements for Telegraph Road to be completed by VDOT or the United States Government, and as further conditioned below, the Applicant shall bond, and construct the following improvements on Telegraph Road:
- i. A third southbound lane along the site frontage that will align with the existing right turn lane at Landsdowne Shopping Center;
 - ii. A separate southbound right turn lane to northbound Beulah Street;
 - iii. Relocation of the existing traffic pole at Beulah Street in the northeast quadrant;
 - iv. An in-road bike lane in the southbound direction from Parcel 16 to Beulah Street;

- v. A shared use ten (10) foot wide asphalt trail along the site frontage;
 - vi. Modification of the median at the DCEETA entrance to permit dual left turn lanes from northbound Telegraph Road into the site;
 - vii. Reconstruction of the existing traffic signal at the site entrance/DCEETA driveway;
 - viii. A right turn deceleration lane of approximately 300 feet in length adjacent to Parcel 100-1 ((1)) 16 and restriction of the easternmost site entrance to a right in/out access. If said improvements cannot be constructed off-site, the Applicant shall bond the improvements with Department of Public Works and Environmental Services (DPWES) as part of the site plan approval; and
 - ix. A separate northbound turn lane exiting the DCEETA entrance which shall be subject to receipt of all necessary easements and/or letters of permission from Fort Belvoir. Should said easements and/or letters of permission not be granted to the Applicant at no cost, there shall be no further obligations under this proffer.
- c. Beulah Street Improvements: Prior to the issuance of any Non-RUP for the Application Property, the Applicant shall bond, and construct the following improvements on Beulah Street:
- i. A separate northbound right turn lane of approximately 250 feet in length at the View Lane intersection, including replacement of the existing bike lane;
 - ii. Lengthening of the existing southbound left turn lane by approximately 120 feet in length at the View Lane intersection;
 - iii. A separate northbound right turn lane of approximately 250 feet in length at the existing Old Beulah intersection, including replacement of the existing bike lane;
 - iv. Modification of the existing traffic signal at Old Beulah Street; and
 - v. Replacement of the existing six (6) foot wide shared use trail with a ten (10) foot wide asphalt trail between Telegraph Road and View Lane.
- d. The improvements described in proffers 4b. and 4c. herein shall be constructed concurrent with site development and shall be either open for traffic or operational, as applicable. However, upon demonstration by the

Applicant that in spite of diligent efforts to complete the proffered improvement(s), the improvement(s) has or should be delayed, the Zoning Administrator may agree to a later date for the completion of the improvements(s).

- e. Subject to VDOT warrants and approval, the Applicant shall install a traffic signal within existing right-of-way at the Application Property's access to View Lane. Said traffic signal shall be installed within six (6) months of the issuance of the first Non-RUP for the Application Property. The Applicant shall submit a warrant study to VDOT with the submission of the first site plan for the Application Property.
- f. The northernmost entrance to the construction and demolition debris landfill located on Beulah Street on the property identified as Fairfax County tax map reference 100-1 ((1)) 9 shall have a temporary median opening which shall remain open in order to accommodate the closure of the existing construction and demolition debris landfill located adjacent to the Application Property. Upon completion of closure requirements as determined by the Virginia Department of Environmental Quality, the median shall be restored. The curb cut entrance on Beulah Street shall remain for landfill post-closure care.
- g. If not funded for construction by others at the time of submission of the first site plan associated with the Application Property, the Applicant shall design plans to widen Telegraph Road to a four lane section from the Ft. Belvoir Humfreys Center entrance (north of the programmed Mulligan Road improvements at Ft. Belvoir and approximately 2,100 linear feet south of Hayfield Road) to the intersection of Hayfield Road. Said plans shall be submitted to VDOT for its use in processing a VDOT improvement project, consistent with the VDOT plan process for Telegraph Road "northern segment" in VDOT Plan 0611-029-303. The Applicant shall coordinate such plans with Fairfax County Public Schools and VDOT to identify construction to minimize off-site right-of-way requirements, to include phasing of future bike lanes and right turn deceleration lanes associated with the planned VDOT improvements. If funding is available for design or construction by others, the Applicant shall contribute the design costs up to two hundred thousand dollars (\$200,000.00) to Fairfax County for use in the Telegraph Road Corridor, including road and stormwater management improvements at the time of the initial Non-RUP for the Application Property.
- h. The Applicant shall construct two (2) bus shelters on the Application Property as shown on the CDP/FDP. Bus shelters shall be installed prior to the issuance of the first Non-RUP for the Application Property.

4. GEOTECHNICAL.

Prior to site plan approval, and in accordance with the provisions of the Public Facilities Manual, the Applicant shall submit a geotechnical study of the Application Property to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. The recommendations of the Geotechnical Review Board shall be implemented during construction.

5. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- a. At time of site plan approval, applicant shall provide stormwater management (SWM) and Best Management Practices (BMP) in locations as generally shown on the CDP/FDP and as located on property identified among the Fairfax County tax map records as 100-1 ((1)) 9. Said facilities shall be designed in accordance with the requirements of the Public Facilities Manual and Chesapeake Preservation Ordinance, unless modified by DPWES. To the extent feasible, the Applicant shall use natural plantings to vegetate the pond located on property identified among the Fairfax County tax map records as 100-1 ((1)) 9. In the event that the stormwater management or BMPs are modified by DPWES, modification of the SWM/BMP ponds shown on the CDP/FDP shall not require the approval of a proffered condition amendment or amendment to the CDP/FDP as determined by the Department of Planning and Zoning (DPZ).
- b. The Applicant shall implement low impact development techniques on the Application Property to the extent feasible. Such techniques may include, but not be limited to, bioretention, vegetated swales, filter strips, permeable pavers, rain barrels, and tree box filters.
- c. Notwithstanding what is shown on the CDP/FDP, the stormwater management facility located on the property identified as Fairfax County tax map 100-1 ((1)) pt. 9 shall be setback a minimum of fifty (50) feet from any residential property line, to include the toe of the embankment.

6. LANDSCAPING AND OPEN SPACE

- a. The Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP. Deciduous trees shall have a minimum of two and a half (2 ½) to three (3) inch caliper and evergreens shall have a minimum height of six (6) to eight (8) feet at time of planting. The

Applicant will use appropriate and acceptable standard industry measures to prevent tree root penetration for trees planted above the landfill cap.

- b. All landscaping shall be maintained in good health by the Applicant. Any items that should die shall be promptly replaced by the Applicant.
- c. The Applicant shall submit a detailed landscape plan as part of the first and all subsequent plan submissions for review and approval by Urban Forest Management. The Applicant shall utilize native species as coordinated with Urban Forest Management.
- d. To screen parking in proximity to Beulah Street, the Applicant shall install a hedge adjacent to Beulah Street as shown on the CDP/FDP.

7. GREEN BUILDING PRACTICES

- a. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project. At time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
- b. The Applicant shall include, as part of the site plan submission and building plan submission, a list of green building practices that have been incorporated into the project.
- c. To the extent feasible, the Applicant shall incorporate energy efficient practices and techniques in the grocery store that is identified on the CDP/FDP. Such practices and techniques shall include, but not be limited to the use of Glycol refrigerant, use of LED lights in medium temperature and frozen food display cases, use of high-efficiency light fixtures and bulbs, and use of recycled products and products that have low indoor air quality emissions throughout the store.
- d. Prior to the issuance of a building permit for the freestanding office building (the "Submitted Building"), the Applicant shall provide a LEED Silver Scorecard (the "Scorecard") that lists the anticipated credits within the version of the U.S. Green Building Council's Leadership in Energy and Environmental Design that is applicable at the time of the approval of this zoning application. The Scorecard shall meet, at least, the minimum number of credits necessary to attain LEED Silver Certification of the Submitted Building.

- e. Within one (1) year of issuance of the Non-RUP for the Submitted Building, the Applicant shall obtain LEED Silver Certification for the Submitted Building from the U.S. Green Building Council unless the Applicant provides documentation to the Environment and Development Review Branch of DPZ that U.S. Green Building Council review of the LEED Silver Certification has been delayed through no fault of the Applicant.
- f. Within one (1) year of the issuance of a Non-RUP for the Submitted Building, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from a LEED-accredited professional stating that: a LEED building maintenance reference manual (the "Manual") has been prepared for use by future building owner's and/or tenants; the Manual has been written by a LEED-accredited professional; copies of the Manual shall be provided to all future building occupants; and, the Manual, at a minimum, provides the following:
 - i. A narrative description of LEED components, including a description of the environmental benefits of that component and information regarding the importance of maintenance and operation in retaining the attributes of the Submitted Building;
 - ii. Product manufacturer's manuals or other instructions, where applicable, regarding operations and maintenance needs for applicable LEED components, including operational practices that can enhance energy and water conservation;
 - iii. A maintenance staff notification process for improperly functioning equipment and/or a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of LEED building-related equipment and the Submitted Building, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and,
 - iv. Contact information that the Submitted Building's occupants can use to obtain further guidance on each LEED component that is applicable to the Submitted Building. Submission of this letter, as described above, shall satisfy this proffer.
 - v. In addition to the letter specified above, and also within one (1) year of the issuance of a Non-RUP for the Submitted Building, the Applicant shall provide an electronic copy of the Manual in PDF format (or other electronic format as determined acceptable by the County) to the Environment and Development Review Branch of the DPZ. This electronic version of the manual shall be edited to

exclude information pertaining to security systems or maintenance of systems in classified and secure areas.

- g. All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this rezoning application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicant.

8. PARKS AND RECREATION

- a. Pursuant to Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall construct recreational facilities that will include an adult soccer field, youth baseball field, pavilion, playground, open play area, and associated parking on that property identified among the Fairfax County tax map records as 100-1 ((1)) pt. 9. The soccer field shall include an irrigation system.
- b. The Applicant shall provide a public access easement on the Application Property that will include access to the future recreation facilities located on the property identified among the Fairfax County tax map records as 100-1 ((1)) pt. 9.
- c. Once the construction and demolition debris landfill on property identified as Fairfax County tax map 100-1 ((1)) pt. 9 part reaches the final fill volume of 8.95 million cubic yards, or when the Applicant ceases accepting construction and demolition debris, whichever occurs first, the Applicant shall diligently pursue closure of the landfill and construction of the recreational facilities.

9. DESIGN

- a. The Applicant shall provide streetscape improvements and plantings as generally shown on Sheets 4 and 6 of the CDP/FDP.
- b. The Applicant shall construct plazas, pedestrian trails, sidewalks and crosswalks as generally shown on Sheets 5 and 6 of the CDP/FDP. The plazas shall include decorative pavers and serve as focal point features to define the development.
- c. The Applicant shall use similar building materials for all uses on the Application Property, including the drive-in financial institutions, to create a unified design theme. All buildings shall be architecturally compatible.

- d. The Applicant, in coordination with the Heritage Resource Division, shall establish a seating area on the Application Property that includes sign(s) describing historical events in the area.
- e. The Applicant shall provide an outdoor seating area in proximity to the northwest corner of the grocery store.
- f. Prior to the issuance of any sign permits for the Application Property, the Applicant shall obtain approval of a Comprehensive Sign Plan.
- g. Prior to site plan approval of the structured parking garage shown on the CDP/FDP, the architectural plans for said garage shall be submitted to the Planning Commission for review for conformance with these proffers.
- h. The two (2) buildings shown on the CDP/FDP as one-story bank pads shall not exceed twenty-five (25) feet in height, exclusive of any architectural features.
- i. The facade of the grocery store adjacent to Telegraph Road shall be in general conformance with the "Rear Elevation" exhibit attached hereto. The architectural elements of the Telegraph Road façade shall be compatible with the architectural elements used for the remaining three (3) sides of the grocery store. All rooftop mechanical equipment shall be screened.
- j. The loading docks for the grocery store as shown on the CDP/FDP shall be four (4) feet below the finished floor elevation. There shall be no outdoor storage between the rear façade of the grocery store and Telegraph Road, with the exception of parked vehicles and/or trailers.
- k. The possible one (1) to two (2) foot retaining wall facing Telegraph Road shall be constructed of materials that are compatible with the materials used for the grocery store.
- l. The freestanding office building shown on the CDP/FDP shall be constructed with fixed windows adjacent to Telegraph Road and without balconies.
- m. Prior to site plan approval of the freestanding parking garage, the Applicant shall provide a set of the architectural drawings to the Base Commander of Fort Belvoir and request comments.

10. LIGHTING AND NOISE

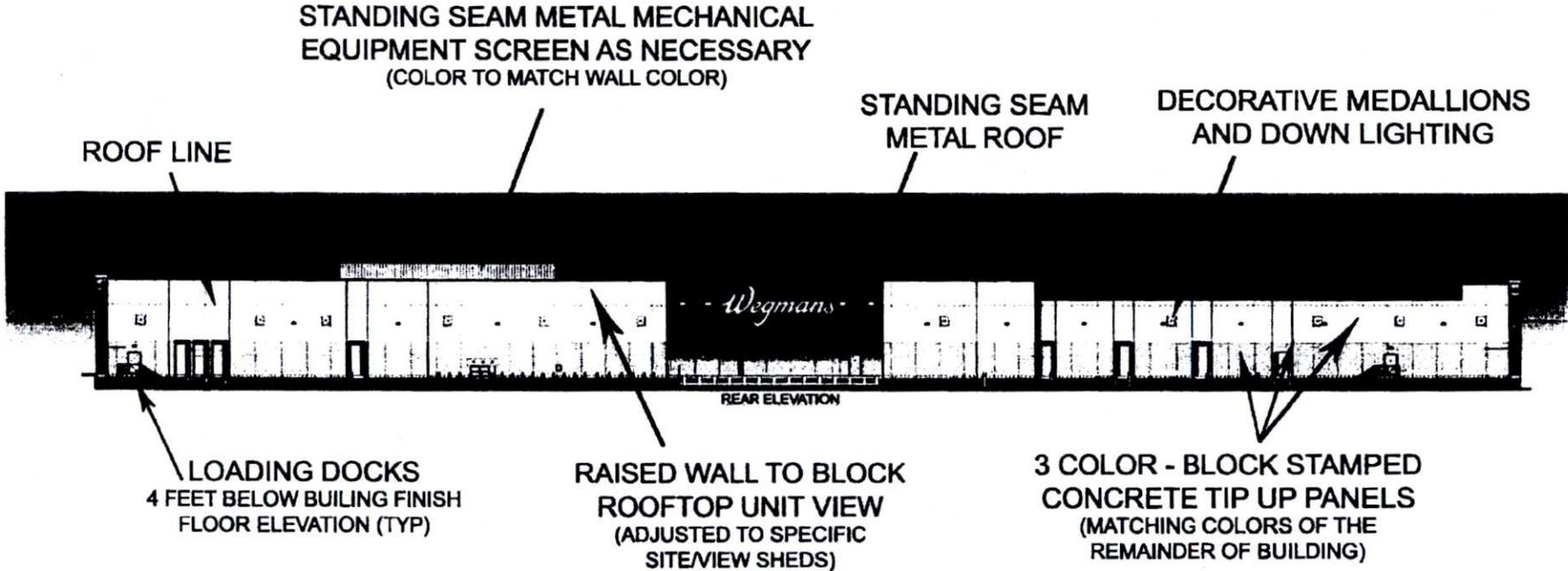
- a. To prevent lighting from adversely impacting adjacent properties, exterior building lighting shall be shielded in a manner that prevents light spillage. All exterior lighting fixtures shall be equipped with "cut-off" luminaries. All lighting standards shall comply with Zoning Ordinance Article 14, Part 9, Outdoor Lighting Standards.
- b. Outdoor speakers that may be utilized by the drive-in financial institutions shall not be used between the hours of 9:00 p.m. and 7:00 a.m.

11. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

The Applicant shall implement the following transportation demand management (TDM) strategies to reduce peak hour vehicle trips from the Application Property during the AM and PM peak periods. The TDM strategies shall be implemented prior to issuance of the first Non-RUP for the Application Property. Strategies shall include the following:

- a. Metro maps, schedules and forms, ridesharing and other relevant transit option information shall be available to tenants and employees through either a common website or newsletter to be published at least twice a year.
- b. The Applicant shall provide at least ten (10) reserved parking spaces for the office building for carpools/vanpools.
- c. Transportation coordination duties shall be assigned to a n office/retail property manager, who will implement the TDM strategies as follows:
 - i. Coordinate with the Fairfax County Department of Transportation (FCDOT) or any agency designated by FCDOT to promote opportunities to enhance participation in TDM programs.
 - ii. Encourage and coordinate the formation of carpools and vanpools by promoting participation in established ride-matching programs.
 - iii. Encourage and coordinate participation in established regional guaranteed ride home programs.
- d. Secure, weather protected bicycle storage shall be provided in a location convenient to tenants, employees and visitors. The Applicant shall designate the locations as part of the first site plan and phase construction with the adjoining development plans.

REAR ELEVATION



*LANDSCAPE AND HARDSCAPE SCREENING ALONG TELEGRAPH ROAD

SIGNS

major entrance; however, the aggregate area of all such signs shall not exceed thirty (30) square feet at each entrance.

5. In addition to the signs permitted above, each multiple family development shall be permitted one (1) sign identifying a rental office. Such sign shall not exceed four (4) square feet in area, may be either building-mounted or freestanding, and if freestanding shall not exceed four (4) feet in height or be located closer than five (5) feet to any lot line.

12-203 Commercial Uses - General

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in a C district or the commercial area of a P district, except as provided in Par. 12 of Sect. 207 below. The regulations of this section are supplemented by the provisions set forth in Sections 204, 205 and 206 below.

1. Building-mounted signs may be located anywhere on the surface of the walls or roof of the building, but no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof, except as permitted by Par. 2 below. No sign shall be located on a chimney, flue, antenna, monopole, transmission tower or cable, smokestack, or other similar rooftop structures and mechanical appurtenances. A sign may be mounted flat against a rooftop penthouse wall or rooftop screening wall which is an integral architectural element of the building through the continuation of materials, color, and design exhibited by the main portion of the building. Such signs shall conform to the following:
 - A. No part of the sign shall extend above or beyond the perimeter of the penthouse wall or screening wall to which it is attached or project outward from the penthouse wall or screening wall.
 - B. The sign shall not extend more than twelve (12) feet above the lowest point of the wall, and shall be limited to identification signs consisting of an organizational logo and/or the name of a company or premises.
2. A building-mounted sign may extend beyond the wall of a building when such sign is erected at a right angle to the wall, does not extend into the minimum required yard and is not located closer than two (2) feet to any street line.
3. Signs may be located on the vertical face of a marquee, but no part of the sign shall extend above or below the vertical face. The bottom of a marquee sign shall be no less than ten (10) feet above a walkway or grade, at any point.
4. Unless further restricted by the provisions that follow, no freestanding sign shall exceed a height of twenty (20) feet.
5. Freestanding signs, where permitted, shall in no instance project beyond any property line or be within five (5) feet of the curb line of a service drive, travel lane or adjoining street. When located on a corner lot, a freestanding sign shall be subject to the provisions of Sect. 2-505.

FAIRFAX COUNTY ZONING ORDINANCE

6. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.
7. Except as qualified herein, signs shall be limited to identifying or advertising the property, the individual enterprises, the products, services or the entertainment available on the same property where the sign is located.
8. Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.
9. Building-mounted signs on buildings housing more than one (1) tenant where each tenant has its own outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each linear foot of building frontage occupied by each tenant, except as provided for in Par. 3 of Sect. 106 above. The maximum allowable sign area for any one tenant, however, shall not exceed a total of 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one-half (1 ½) times the length of such wall.
10. A shopping center shall be permitted one (1) freestanding sign; provided, however, that a shopping center with frontage on two (2) or more major thoroughfares may have one (1) freestanding sign for each frontage on a major thoroughfare with a maximum of two (2) such signs. No freestanding sign(s), other than those noted above, shall be permitted for individual enterprises located within or on the same lot with a shopping center.
11. Service stations or service station/mini-marts may be allowed one (1) additional square foot of sign area on each gasoline pump for the sole purpose of identifying the specific product dispensed from that pump.
12. Notwithstanding the provisions of this Ordinance, motor vehicle fuel price signs required by the provisions of Article 4 of Chapter 10 of The Code shall be permitted, and the sign area of such sign(s) shall not be computed in the maximum sign area permitted by this Ordinance.
13. The following signs are permitted as accessory to office parks:
 - A. One (1) freestanding sign may be erected at each major entrance to an office park. Such sign(s) shall identify the name of the office park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.
 - B. One (1) freestanding building identification sign may be permitted for each detached building which houses a principal use within an office park. Such sign(s) shall be limited to identifying the name of the building and/or the individual enterprises located therein, the address, trademark or identifying symbol or any

SIGNS

combination thereof. No such sign shall exceed twenty (20) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any lot line.

- C. One (1) freestanding on-site directory sign may be permitted in close proximity to each major entrance of an office park. Such sign(s) shall be limited to identifying and providing directional information to the individual enterprises located within the office park. No such sign shall exceed fifteen (15) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any street line.
14. Hospitals shall be permitted one (1) freestanding sign at each entrance. No freestanding sign shall exceed eighty (80) square feet in area or twelve (12) feet in height, or be located closer than five (5) feet to any lot line. Hospitals shall also be permitted one (1) building-mounted sign for each building entrance for the purpose of identifying a hospital function. No such sign shall exceed fifty (50) square feet in area. The Board may approve additional signs in accordance with Sect. 9-308.

12-204

Commercial and Industrial Uses in Sign Control Overlay Districts

The following regulations shall supplement the provisions set forth in Sections 203 and 207, and shall apply to all uses located on commercially and industrially zoned land within those areas designated on the Official Zoning Map as a Sign Control Overlay District, which district is established by the provisions of Part 5 of Article 7.

1. Building-mounted signs shall be limited to the sign area as specified in Sections 203 and 207.
2. An individual enterprise with frontage on a primary highway or major thoroughfare which is not located within or on the same lot with a shopping center shall be permitted one (1) freestanding sign. Such sign shall be limited to a maximum sign area of forty (40) square feet.
3. Shopping centers shall be permitted freestanding signs in accordance with the provisions of Par. 10 of Sect. 203 above. Such signs shall be limited to a maximum sign area of forty (40) square feet.
4. Office parks shall be permitted freestanding signs in accordance with the provisions of Par. 13 of Sect. 203 above.
5. Industrial parks shall be permitted freestanding signs in accordance with the provisions of Par. 12 of Sect. 207 below.
6. Hospitals shall be permitted signs in accordance with the provisions of Par. 14 of Sect. 203 above.

12-205

Commercial Uses With Frontage on Primary Highways and Major Thoroughfares

The following regulations shall supplement the provisions set forth in Sect. 203 above and shall apply to all uses located on commercially zoned lands which have frontage on a primary highway or on a major thoroughfare as shown on the adopted comprehensive plan but which are not located in a Sign Control Overlay District.

FAIRFAX COUNTY ZONING ORDINANCE

1. Building-mounted signs shall be limited to the sign area as specified in Sect. 203 above.
2. An individual enterprise which is not located within or on the same lot with a shopping center shall be permitted one (1) freestanding sign. Such sign shall be limited to a maximum sign area of eighty (80) square feet.
3. Shopping centers shall be permitted freestanding signs in accordance with the provisions of Par. 10 of Sect. 203 above. Such signs shall be limited to a maximum sign area of eighty (80) square feet.
4. Office parks shall be permitted freestanding signs in accordance with the provisions of Par. 13 of Sect. 203 above.
5. Hospitals shall be permitted signs in accordance with the provisions of Par. 14 of Sect. 203 above.

12-206

Commercial Uses in Other Commercial Areas

The following regulations shall supplement the provisions set forth in Sect. 203 above and shall apply to all uses located on commercially zoned lands which are not located in a Sign Control Overlay District or which do not have frontage on a primary highway or on a major thoroughfare, except as provided in Par. 12 of Sect. 207 below.

1. Building-mounted signs shall be limited to the sign area as specified in Sect. 203 above.
2. No individual enterprise shall be permitted a freestanding sign.
3. Shopping centers shall be permitted freestanding signs in accordance with the provisions of Par. 10 of Sect. 203 above. Such signs shall be limited to a maximum sign area of eighty (80) square feet.
4. Office parks shall be permitted freestanding signs in accordance with the provisions of Par. 13 of Sect. 203 above.
5. Hospitals shall be permitted signs in accordance with the provisions of Par. 14 of Sect. 203 above.

12-207

Industrial Uses

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in an I district, except as qualified by the provisions of Sect. 204 above and 208 below.

1. Building-mounted signs may be located anywhere on the surface of the walls or roof of the building, but no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof, except as permitted by Par. 2 below. No sign shall be located on a chimney, flue, antenna, monopole, transmission tower or cable, smokestack, or other similar rooftop structures and mechanical appurtenances. A sign may be mounted flat against a rooftop penthouse wall or rooftop screening wall which is an

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		